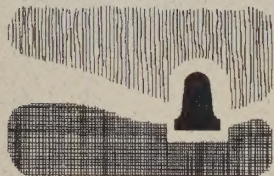


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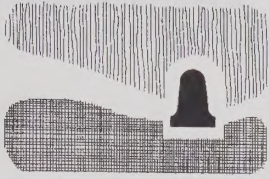
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General Plan Digest

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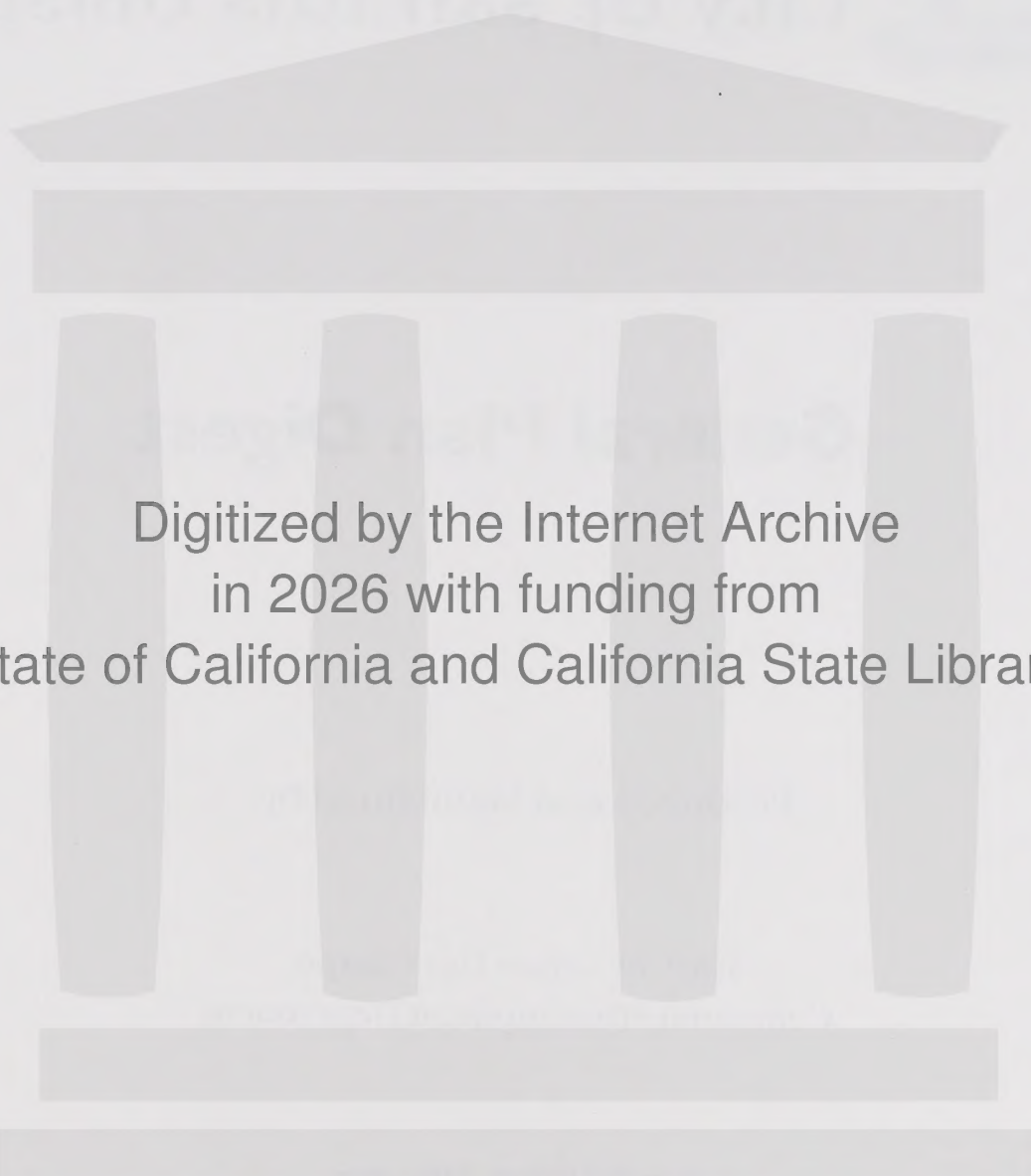
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General Plan Digest

Produced and Maintained by:

The City of San Luis Obispo
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Introduction

CITY OF SAN LUIS OBISPO GENERAL PLAN DIGEST

The general plan is the community's statement of what it is and what it wants to become. It describes what should be preserved as well as what should be changed over time. To do this the general plan directs the type, location, and timing of new development. It also guides the use and protection of various resources so that what is important to the citizens of San Luis Obispo today will be sustained for future generations. The general plan is often called a community's "blue print" for growth and development.

The goals, objectives, policies and programs of the City's General Plan reflect community consensus and compromise involving diverse issues and priorities. The community's desires are presented within a framework set by State law. The General Plan was originally adopted as separate sections, called "elements", which address various topics. According to State law, each element carries equal weight in defining City policies. The State requires that a general plan include seven specific elements, but allows the City to adopt optional elements as the City deems appropriate. The table at the end of this introduction illustrates how the City's General Plan elements address the seven topics required by State law.

A general plan is typically composed of goals, objectives, policies, and programs. Goals and objectives are direction-setters. They describe desirable conditions and preferred outcomes as they are applied to specific situations. Goals are generally not quantifiable, time-dependent or suggestive of specific actions for their achievement. Objectives generally state an intermediate step toward attaining a goal. Policies are typically more specific statements that guide decision making. Programs implement goals, objectives and policies.

This digest version of the City's General Plan contains all the policies and programs of separately published elements. It is meant to be a more convenient means of accessing the goals, policies and programs. Several of the separately published elements contain background information that is not contained in this digest. In this digest's Table of Contents, each major heading corresponds with a General Plan element. The Table of Contents also shows the date each element was adopted or most recently revised.

For ease of reference, a consistent system for numbering policies and programs is used throughout this digest. The resulting numbering system differs from the format used in many of the separately published elements. The digest's contents are footnoted to maintain a clear correlation between the content of the digest and the original elements. Where a goal, policy or program number in the digest differs from the number used in the original element, the original number is cited in parentheses following its appearance in the digest. The number in front of the comma is the page in the original element where the item is found. The number, letter, or combination of numbers and letters following the comma is the identification of the item on that page. For example, (p3,1.A) refers to page 3, item 1.A. Where only a number in parentheses appears, it is because an item has no further identification other than its page number in the original element. References among elements within the digest use the digest's numbering system.



This digest version of the City's General Plan is meant to be a more convenient means of accessing the goals, policies and programs.



The Digest provides an endnote for clear correlation between the the Digest and the original General Plan elements where the numbering system differs.

Introduction



Cross references and other special notes are identified in this space within the margin.



Goals are called out by this icon in the margin.

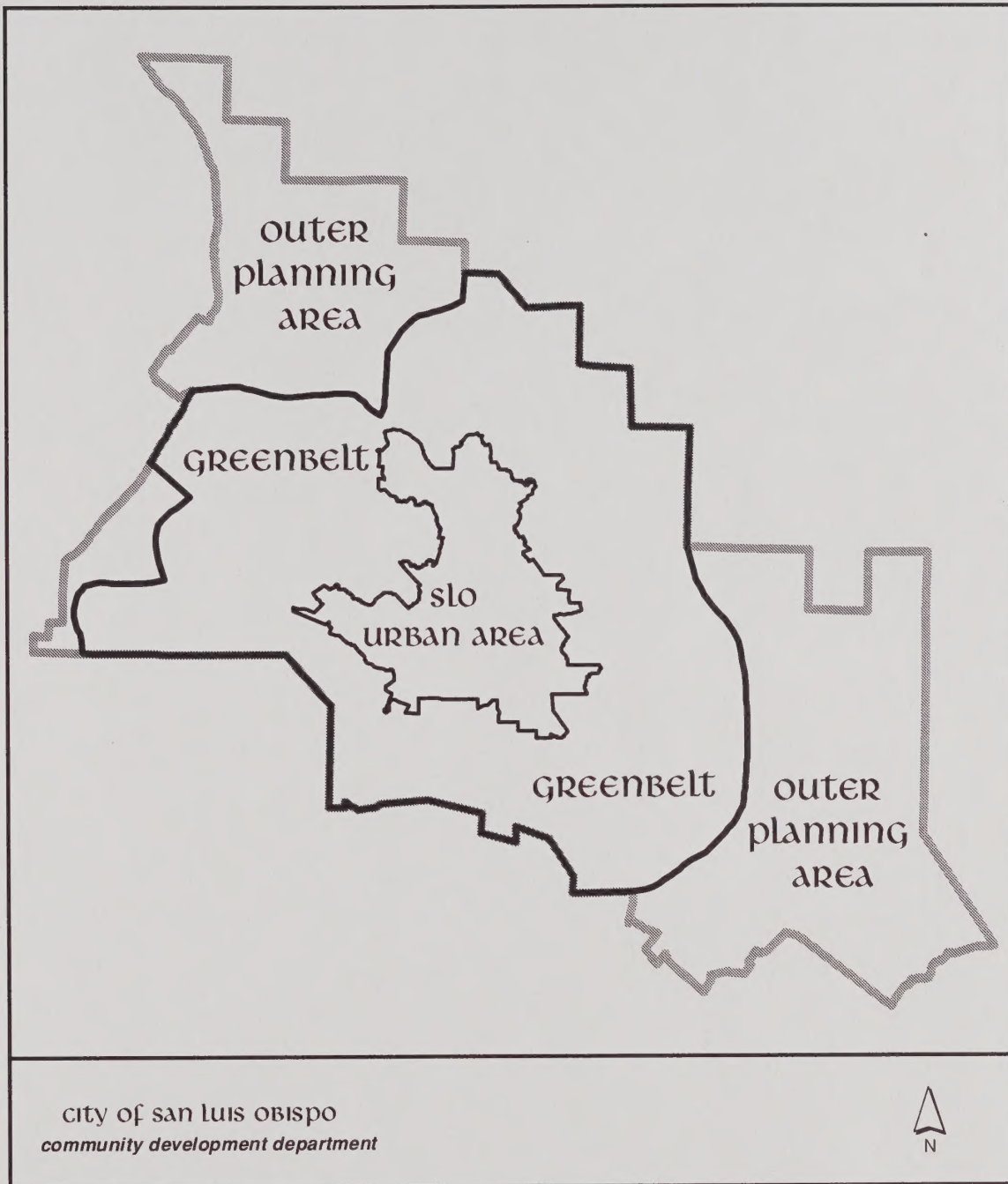
In addition to the updated format, this digest includes cross referencing and an integrated glossary. Cross references are identified by a  within the margin followed by the number of the related policy or program. The glossary combines the glossaries of the separately published elements.

Some minor changes to sentence structure have been made to avoid redundancy or complicated descriptions of where a policy applies. Unless otherwise stated, a goal or policy applies within the city limits where the City has jurisdiction as well as outside the City limits where the goal or policy would direct the City's interaction with any agencies that have jurisdiction in the matter (Figure 1 shows the relationship of the City to the greenbelt and the Outer Planning Area). These format changes do not change the meaning of items in the adopted elements.

GENERAL PLAN ELEMENTS CORRESPONDING TO STATE MANDATED ELEMENTS

CITY ELEMENTS	STATE REQUIRED ELEMENTS							
	Land Use	Circulation	Housing	Open Space	Conservation	Noise	Safety	Optional
Land Use	X	X		X	X			
Circulation		X				X	X	
Housing			X		X			
Open Space	X			X	X		X	
Conservation				X	X			
Noise						X		
Safety							X	
Parks and Recreation				X				X
Water & Wastewater					X			X
Energy Conservation								X

Figure 1 - A generalized drawing depicting the City's urban area, the greenbelt, and the Outer Planning Area



The center of the drawing is the City's urban area, the regiona outlined in black is a generalized depiction of the greebelt, and the area outside the greenbelt (but with the gray line) is the Outer Planning Area.



city of san luis obispo

Land Use Element

August 1994

PREAMBLE TO THE LAND USE ELEMENT

We the people of San Luis Obispo hold that we have the right to determine our community's destiny based on our community's values; that the future livability of our community will be driven by historical choices made from day to day, and not by inevitable forces beyond our control; that in an age when the livability of large, urban communities to our north, south, and east is being destroyed by incrementally accelerating environmental degradation and the breakdown of civility, we assert our desire to seek a different sort of future for our community; that, therefore, we direct our elected representatives and civic employees to preserve our community's natural environment and control excessive growth detrimental to the long-term sustainability of the community.

SAN LUIS OBISPO'S VISION

Our vision is of a sustainable community, within a diverse natural and agrarian setting, which is part of a larger ecosystem upon which its existence depends. San Luis Obispo will maintain its healthy and attractive natural environment valued by residents, its prosperity, and its sense of safety and community, within a compact urban form. Our community will have a comprehensible scale, where people know each other and where their participation in government is welcome and effective. The general plan outlines basic features of the city needed to sustain our livelihoods, our natural and historical heritage, and our needs for interaction and expression. The general plan is a benchmark in the continuing planning process, reflecting the desires of citizens with different backgrounds to sustain the community's qualities for themselves and for future generations.

The City should provide a setting for comfortable living, including work and recreation. The City should live within its resources, preserve the relatively high levels of service, environmental quality and clean air valued by its residents, and strive to provide additional resources as needed.

COMMUNITY GOALS

Introduction

Goals describe desirable conditions. In this context, they are meant to express the community's preferences for basic future directions. In the goal statements, "San Luis Obispo" means the community as a whole, not just the City as a municipal corporation. The statements also indicate what the City should do and what it should influence others to do. The goals state San Luis Obispo's basic positions on the extent, rate, composition, and financing of growth. The following Growth Management section includes policies and programs which offer more specific guidance on these topics. Later sections, dealing with parts of the City and with land-use categories, give more detailed direction on preserving neighborhoods and designing new development.

Approach to Planning *San Luis Obispo should:*

- 1) Choose its future, rather than let it happen. San Luis Obispo should be proactive in implementing its vision of the future, and should work with other agencies and institutions to create our desired mutual future.

Environment *San Luis Obispo should:*

- 2) Protect and enhance the natural environment, including the quality of air, water, soil, and *open space*.
- 3) Protect, sustain, and where it has been degraded, enhance wildlife habitat on land surrounding the city, at Laguna Lake, along creeks and other wetlands, and on open hills and ridges within the city, so that diverse, native plants, fish, and animals can continue to live within the area.
- 4) Protect public views of the surrounding hills and mountains.
- 5) Recognize the importance of farming to the economy of the planning area and the county, protect agriculture from development and from incompatible uses, and protect remaining undeveloped prime agricultural soils.
- 6) Protect and restore natural landforms and features in and near the city, such as the volcanic morros, hillsides, marshes, and creeks.
- 7) Foster appreciation among citizens of the complex abundance of the planning area's environment, and of the need to respect natural systems.
- 8) Identify, map and monitor our community's natural assets to preserve and protect them.



In the Land Use Element all of the Goals are listed first.



The Land Use Map is available separately in the Community Development Department



Society & Economy

San Luis Obispo should be a well balanced community. Environmental, social, and economic factors must be taken into account in important decisions about San Luis Obispo's future. A healthy economy depends on a healthy environment. The social fabric of the community for both residents and visitors must also be a part of that balance. Therefore, complementary to the goals and objectives of this element, the City shall maintain and bi-annually review goals and objectives that promote the economic well being of the community.

San Luis Obispo should:

- 9) Provide employment opportunities appropriate for area residents' desires and skills.
- 10) Provide goods and services which substantial numbers of area residents leave the area regularly to obtain, provided doing so is consistent with other goals.
- 11) Retain existing businesses and agencies, and accommodate expansion of existing businesses, consistent with other goals.
- 12) Emphasize more productive use of existing commercial buildings and land areas already committed to urban development.
- 13) Provide an adequate revenue base for local government and public schools.
- 14) Provide high quality public services, ensuring that demands do not exceed resources and that adequate facilities and services can be provided in pace with development.
- 15) Cooperate with other agencies in the county to assure that increases in the numbers of workers and college and university students in the San Luis Obispo area do not outpace housing availability.
- 16) Accommodate residents within all income groups.
- 17) Preserve existing housing which is affordable to residents with very low, low, and moderate incomes.
- 18) Actively seek ways to provide housing which is affordable to residents with very low, low, and moderate incomes, within existing neighborhoods and within expansion areas.
- 19) Encourage opportunities for elder care and child care within the city.
- 20) Enrich community cultural and social life by accommodating people with various backgrounds, talents, occupations, and interests.

Land Use Element

- 21) Provide a resilient economic base, able to tolerate changes in its parts without causing overall harm to the community.
- 22) Have developments bear the costs of resources and services needed to serve them, except where the community deliberately chooses to help pay in order to achieve other community goals.
- 23) Provide for high quality education and access to related services such as museums, art galleries, public art, and libraries.
- 24) Serve as the county's hub for: county and state government; education; transportation; visitor information; entertainment; cultural, professional, medical, and social services; community organizations; retail trade.
- 25) Provide a wide range of parks and sports and recreational facilities for the enjoyment of our citizens.
- 26) Retain accessible, responsive, and capable local government.
- 27) Ensure that residents' opportunities for direct participation in City government and their sense of community can continue.

City Form *San Luis Obispo should:*

- 28) Maintain the town's character as a small, safe, comfortable place to live, and maintain its rural setting, with extensive open land separating it from other urban development.
- 29) Maintain existing neighborhoods and assure that new development occurs as part of a neighborhood pattern.
- 30) Keep a clear boundary between San Luis Obispo's urban development and surrounding open land.
- 31) Grow gradually outward from its historic center until its ultimate boundaries are reached, maintaining a compact urban form.
- 32) Foster an awareness of past residents and ways of life, and preserve our heritage of historic buildings and places.
- 33) Develop buildings and facilities which will contribute to our sense of place and architectural heritage.
- 34) Develop buildings and places which complement the natural landscape and the fabric of neighborhoods.



Land Use Element

- 35) Focus its government and cultural facilities and provide a variety of business services and housing in the downtown.
- 36) Provide a safe and pleasant place to walk and ride a bicycle, for recreation and other daily activities.
- 37) Be a safe place to live.

GROWTH MANAGEMENT

POLICIES

LU 1.0: Overall Intent

LU 1.0.1: Growth Management Objectives

The City shall manage its growth so that:

- A) The natural environment and air quality will be protected.
- B) The relatively high level of services enjoyed by City residents is maintained or enhanced.
- C) The demand for municipal services does not outpace their availability.
- D) New residents can be assimilated without disrupting the community's social fabric, safety, or established neighborhoods.
- E) Residents' opportunities for direct participation in City government and their sense of community can continue.

The City will not designate more land for urban uses than its resources can be expected to support.

LU 1.1: Urban Separation

Broad, undeveloped open spaces should separate the City from nearby urban areas. This element establishes a final edge for urban development.

LU 1.2: Build-out Capacity

This element seeks to establish an ultimate population capacity.

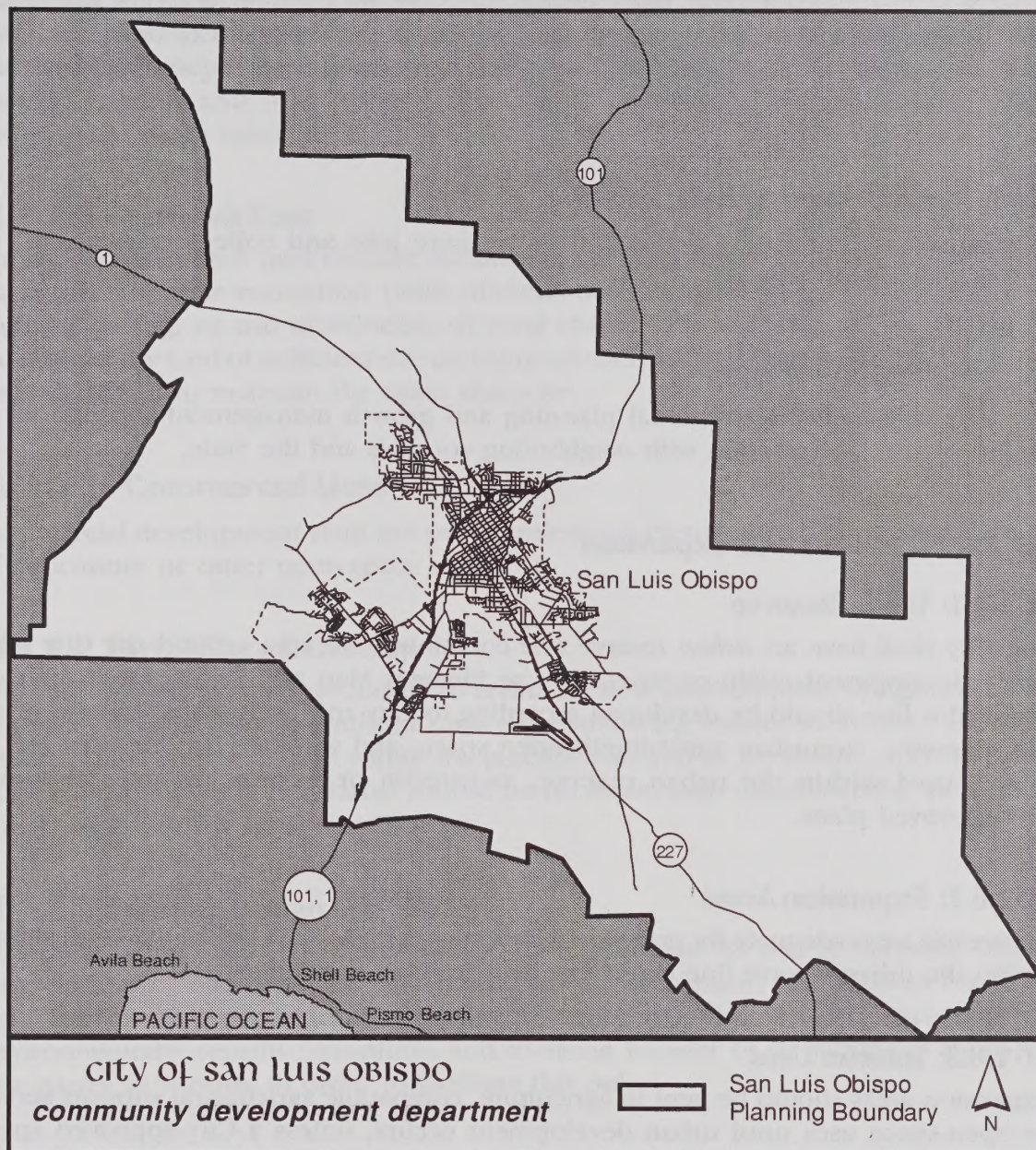


CO 3.1.3



LU 1.11.2
LU Table 3

Figure 1 - San Luis Obispo Planning Area





OS 13.2.1

LU 1.3: Urban Edges Character

The boundary between San Luis Obispo's urban development and surrounding open land should be clear. Development just inside the boundary shall provide measures to avoid a stark-appearing edge between buildings in the city and adjacent open land. Such measures include: using new or existing groves or windrows of trees, or hills or other landforms, to set the edge of development; increasing the required side-yard and rear-yard setbacks.

LU 1.4: Jobs/Housing Relationship

The gap between housing demand (due to more jobs and college enrollment) and supply should not increase.

LU 1.5: Regional Planning

The City will encourage regional planning and growth management throughout the County, and in cooperation with neighboring counties and the State.

LU 1.6: City Size and Expansion



OS 3.2.5
OS 4.2.4
OS 7.2.3
OS 10.2.12
OS 13.2.1
WW 12.1.2

LU 1.6.1: Urban Reserve

The City shall have an *urban reserve line* containing the area around the City where urban development might occur (Land Use Element Map and Figure 2). Urban uses within this line should be developed according to City-approved plans, consistent with this element. Nonurban agricultural, open space, and wildlife corridor uses are also encouraged within the urban reserve, as interim or permanent uses shown on City-approved plans.

LU 1.6.2: Expansion Areas

Expansion areas adequate for growth consistent with these policies should be designated within the urban reserve line (Land Use Element Map and Figure 2).

LU 1.6.3: Interim Uses

Expansion areas should be kept in agriculture, compatible agricultural support services, or open-space uses until urban development occurs, unless a City-approved specific plan provides for other interim uses.

LU 1.7: Greenbelt (See also Section 6, Resource Protection)

LU 1.7.1: Open Space Protection

Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land should be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land should be permanently protected as open space.



Greenbelt map
available separately



OS 1.1.3
OS 5.1.2
OS 13.1.2

LU 1.7.2: Greenbelt Uses

Appropriate greenbelt uses include: watershed; wildlife habitat; grazing; cultivated crops; parks and outdoor recreation (with minimal land or landscape alteration, building, lighting, paving, or use of vehicles, so rural character is maintained); and home sites surrounded by land of sufficient size and appropriately located with respect to topography and vegetation to maintain the open character.



See page I-5 for
Greenbelt boundaries

LU 1.7.3: Commercial Uses

Commercial development shall not occur, unless it is clearly incidental to and supportive of agriculture or other open-space uses.

LU 1.7.4: Parcel Sizes & Density

The City will encourage the County to create no new parcels within the greenbelt, with the exception of those permitted under the following cluster incentive. Outside of clusters, allowed parcel sizes within the greenbelt should be no smaller, and the number of dwellings allowed on a parcel should be no more, than designated by the 1989 San Luis Obispo County Land Use Element.

LU 1.7.5: Building Design and Siting

All new buildings and structures should be subordinate to and in harmony with the surrounding landscape. The City should encourage County adoption of regulations prohibiting new structures on ridge lines or in other visually prominent or environmentally sensitive locations, and allowing transfer of development rights from one parcel to another in order to facilitate this policy.

LU 1.7.6: Wildlife Habitat

Continuous wildlife habitat—including corridors free of human disruption— shall be preserved and, where necessary, created.



CO 1.2.7

LU 1.7.7: Trees

Significant trees, particularly native species, shall be preserved.

LU 1.8: Prime Agricultural Land



CO 4.1.2
OS 10.2.1
OS 10.2.14

LU 1.8.1: Agricultural Protection

It is the City's policy to encourage preservation of economically viable agricultural operations and land within the urban reserve and city limits. The City should provide for the continuation of farming through steps such as provision of appropriate general plan designations and zoning.



OS 10.2.11
OS 10.2.12

LU 1.8.2: Prime Agricultural Land

Development of prime agricultural land may be permitted, if the development contributes to the protection of agricultural land in the urban reserve or greenbelt by one or more of the following methods, or an equally effective method: acting as a receiver site for transfer of development credit from prime agricultural land of equal quantity; securing for the City or for a suitable land conservation organization open space easements or fee ownership with deed restrictions; helping to directly fund the acquisition of fee ownership or open space easements by the City or a suitable land conservation organization. Development of small parcels which are essentially surrounded by urbanization need not contribute to agricultural land protection.

LU 1.9: Residential Clustering for Open Space Protection

LU 1.9.1: Basis for Variation

Allowed parcel sizes and the number of dwellings may vary from LU Policy 1.7.4 when:

- A) All new dwellings will be clustered contiguously in accordance with Table 1;
- B) The area outside the cluster is permanently protected as open space;
- C) Agricultural easements are placed on prime agricultural lands outside the cluster.

LU 1.9.2: Means of Protection

Open space is to be preserved either by dedication of permanent easements or transfer of fee ownership to the City, the County, or a responsible, nonprofit conservation organization.

LU 1.9.3: Public Access

Areas preserved for open space should include public trail access, controlled to protect the natural resources, to assure reasonable security and privacy of dwellings, and to allow continuing agricultural operations. Public access through production agricultural land will not be considered, unless the owner agrees.

Table 1 - Residential Clustering for Open Space Protection

Minimum non-cluster parcel size (acres)	Minimum site area to be open space, outside cluster (percent)	Minimum overall site area per dwelling (acres)	Maximum lot area (acres)
20	80	10	1
30	80	15	1
40	85	20	1
80	90	40	1
160	95	80	2.5
320 or more	95	160	2.5

LU 1.9.4: Design Standards

Cluster development shall:

- A) Be set back approximately 150 feet from public roads;
- B) Be screened from public views by land forms or landscaping, but not at the expense of habitat. If the visually screened locations contain sensitive habitats or unique resources as defined in the Open Space Element, avoid development in those areas and instead design the cluster in the form of vernacular farm building complexes, to blend with the traditional agricultural working landscape.
- C) Be located on other than prime agricultural land and be situated to allow continued agricultural use;
- D) Prohibit building sites and roads within stream corridors and other wetlands, on ridge lines, rock outcrops, or visually prominent or steep hillsides, or other sensitive habitats or unique resources as defined in the Open Space Element.
- E) Preserve historic or archaeological resources.

LU 1.10: Air Quality

If measures proposed at the time this element was adopted, mitigation decided during project review, or other programs or incentives intended to offset significant air-quality impacts of growth prove to be ineffective, the City will amend this Land Use Element to reduce its development capacity and will encourage other jurisdictions to reduce theirs, so that air quality will not deteriorate unacceptably because of growth. The City would then consider raising planned capacities to previous levels only if measures effective in protecting air quality are carried out.

LU 1.11: Growth Rates & Phasing

LU 1.11.1: Overall Intent

Growth rates should provide for the balanced evolution of the community and the gradual assimilation of new residents. Growth must be consistent with the City's ability to provide resources and services and with State and City requirements for protecting the environment, the economy, and open space.

LU 1.11.2: Residential Growth Rate

The City's housing supply shall grow no faster than one percent per year, averaged over a 36-month period, excluding dwellings affordable to residents with very low or low incomes as defined in the Housing Element. This rate of growth may continue so long as the City's basic service capacity is assured. Table 2 shows the approximate number of dwellings and residents which would result from the one percent maximum average annual growth rate over the planning period.

LU 1.11.3: Phasing Residential Expansions

Before a residential expansion area is developed, the City must have adopted a specific plan or a development plan for it. Such plans for residential expansion projects will provide for phased development, consistent with the population growth outlined in Table 2, and taking into account expected in-fill residential development within the 1994 City limits.

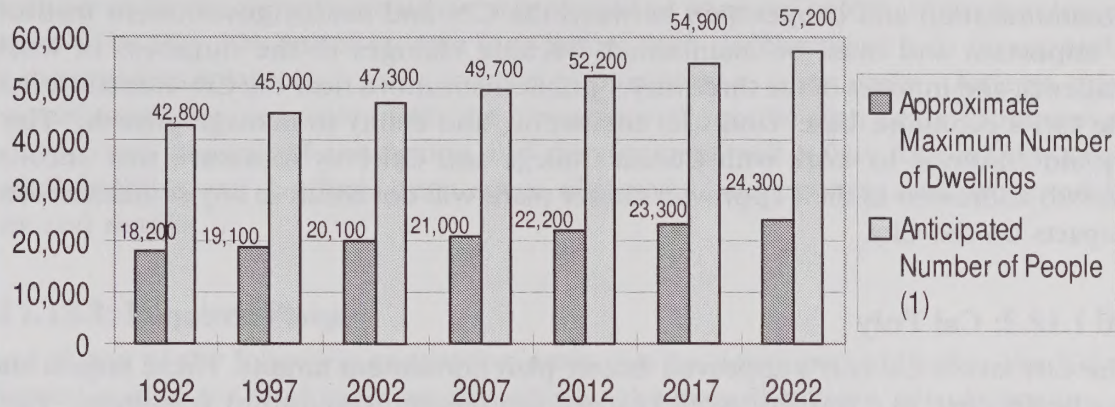
Though the periods of development of the major residential expansion areas may overlap, the City prefers to complete one neighborhood before beginning another. The sequence of development of the major residential expansion areas will be decided based on the affordability of dwellings, and other public benefits, primarily open space. The area committing to development of the largest number of dwellings affordable to residents with very low, low, or moderate incomes would be developed first, with open space dedication or other public benefits used to decide the order if two or three areas offer substantially the same housing affordability. The anticipated intervals for the major expansion areas' development are: first area, 1997 - 2003; second area, 2004 - 2010; third area, 2011 - 2017.



H 6.2
H 10.2.1
H 10.2.2
H 10.2.3



H 6.3.4

Table 2: Anticipated City Population Growth

Estimated urban reserve capacity: 57,700 (2)

Notes:

- (1) Includes residents of group housing.
- (2) Includes Cal Poly campus residents, who are inside the urban reserve but who were outside the City limits in 1994.

LU 1.11.4: Nonresidential Growth Rate

Each year, the City Council will evaluate the actual increase in nonresidential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in nonresidential floor area for any five-year period exceeds five percent, except that the first 300,000 square-feet of nonresidential floor area constructed after 1994 shall be excluded from calculating the increase. Any limits so established shall not apply to:

- A) Changed operations or employment levels, or relocation or ownership change, of any business existing within the City at the time the limit is set;
- B) Additional nonresidential floor area within the downtown core (Figure 4);
- C) Public agencies;
- D) Manufacturing, light industrial, or research businesses.

LU 1.12: Educational and Governmental Facilities Near the City

LU 1.12.1: Overall

Communication and cooperation between the City and nearby government institutions is important and must be maintained, because changes in the numbers of workers, students, and inmates of the three major public institutions near the City directly influence the City's economic base, land use, circulation, and ability to manage growth. The City should continue to work with Cuesta College and Cal Poly to assure that enrollment growth addressed in their approved master plans will not result in any significant adverse impacts on the City.

LU 1.12.2: Cal Poly

The City favors Cal Poly's approved master plan enrollment targets. These targets should not be changed in a way that would exceed campus and community resources. The City favors additional on-campus housing, enhanced transit service, and other measures to minimize impacts of campus commuting and enrollment.

LU 1.12.3: California Men's Colony

The City supports communication and cooperation between the City and California Men's Colony (CMC). The City shall continue to work with CMC to identify resource constraints and to avoid adverse impacts of increased inmate population.

LU 1.12.4: Cuesta Community College

The City favors measures such as course offerings at satellite campuses and enhanced transit service to avoid housing and commuting impacts of increasing enrollment at Cuesta College.

LU 1.13: Annexation and Services

LU 1.13.1: Water & Sewer Service

The City shall not provide nor permit delivery of City water or sewer services to the following areas. However, the City will serve those parties having valid previous connections or contracts with the City.

- A) Outside the City limits;
- B) Outside the urban reserve line;
- C) Above elevations reliably served by gravity-flow in the City water system;
- D) Below elevations reliably served by gravity-flow or pumps in the City sewer system.


LU 2.7.1
H 10.2.4
H 10.3.5
H 8.2.4

LU 1.13.2: Annexation Purpose and Timing

Annexation should be used as a growth management tool, both to enable appropriate urban development and to protect open space. Areas within the urban reserve line which are to be developed with urban uses should be annexed before urban development occurs. The City may annex an area long before such development is to occur, and the City may annex areas which are to remain permanently as open space. An area may be annexed in phases, consistent with the city-approved specific plan or development plan for the area. Phasing of annexation and development will reflect topography, needed capital facilities and funding, open space objectives, and existing and proposed land uses and roads.

LU 1.13.3: Required Plans

Land in any of the following annexation areas may be developed only after the City has adopted a plan for land uses, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area. The plan shall provide for open space protection consistent with LU policy 1.13.5.

- A) For the Airport area, a specific plan shall be adopted for the area. Until a specific plan is adopted, properties may only be annexed if they meet the following criteria:
 - 1) The property is contiguous to the existing city limits; and
 - 2) The property is within the existing urban reserve line; and
 - 3) The property is located near to existing infrastructure; and
 - 4) Existing Infrastructure capacity is available to serve the proposed development; and
 - 5) A development plan for the property belonging to the applicant(s) accompanies the application for annexation; and
 - 6) The applicant(s) agree to contribute to the cost of preparing the specific plan and constructing area-wide infrastructure improvements according to a cost sharing plan maintained by the City.
- B) For the Orcutt expansion area, a specific plan shall be adopted for the whole area before any part of it is annexed.

Land Use Element

- C) For the Margarita Area, annexation may not occur until the City Council has approved, as the project description for environmental review, a draft specific plan. Further development shall not occur until the City has completed environmental review and adopted a specific plan. (This area shall be zoned Conservation/Open Space upon annexation, and shall be zoned consistent with the adopted specific plan upon adoption of the specific plan.)
- D) For any other annexations, the required plan may be a specific plan, development plan under "PD" zoning, or similar development plan covering the entire area.

LU 1.13.4: Development and Services

Actual development in an annexed area may be approved only when adequate City services can be provided for that development, without reducing the level of services or increasing the cost of services for existing development and for build-out within the City limits as of July 1994, in accordance with the City's water management policies. Water for development in an annexed area may be made available by any one or any combination of the following:

- A) City water supply, including reclaimed water;
- B) Reducing usage of City water in existing development so that there will be no net increase in long-term water usage;
- C) Private well water, but only as an interim source, pending availability of an approved addition to City water sources, and when it is demonstrated that use of the well water will not diminish the City's municipal groundwater supply.

LU 1.13.5: Open Space

Each annexation shall help secure permanent protection for areas designated Open Space, and for the habitat types and wildlife corridors within the annexation area that are identified in LU Policy 6.1.1. Policies concerning prime agricultural land shall apply when appropriate. The following standards shall apply to the indicated areas:

- A) Irish Hills Area properties shall dedicate land or easements covering an area in the hills at least equal to the area to be developed.
- B) Margarita Area properties shall dedicate land or easements covering the hills above the elevation designated in the hillside planning section and riparian and wetlands areas as identified in the Open Space Element.

- C) Orcutt Area properties shall dedicate land or easements covering the Santa Lucia foothills and Mine Hill, as identified in the Open Space Element.
- D) Airport Area properties shall secure protection for any on-site resources as identified in the Open Space Element. These properties, to help maintain the greenbelt, shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to directly obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed, to help secure the greenbelt in the area south of the City's southerly urban reserve line.
- E) Dalidio area properties (generally bounded by Highway 101, Madonna Road, and Los Osos Valley Road) shall dedicate land or easements for the approximately one-half of each ownership that is to be preserved as open space.
- F) Foothill Annexation: The northern portion of the Foothill property (Open Space Element Site Map, Site #3) and the creek area shall be annexed as open space. Development on this site should be clustered or located near Foothill Boulevard, with the northern portion of the site and the creek area preserved as open space.
- G) Other area properties, which are both along the urban reserve line and on hillsides, shall dedicate land or easements for about four times the area to be developed (developed area includes building lots, roads, parking and other paved areas, and setbacks required by zoning).



LU 6.2

LU 1.14: Costs of Growth

The costs of public facilities and services needed for new development shall be borne by the new development, unless the community chooses to help pay the costs for a certain development to obtain community-wide benefits. The City will adopt a development-fee program and other appropriate financing measures, so that new development pays its share of the costs of new services and facilities needed to serve it.

LU 1.15: Solid Waste Capacity

In addition to other requirements for adequate resources and services prior to development, the City must determine that adequate solid waste disposal capacity will be available before granting any discretionary land use approval which would increase solid waste generation.

PROGRAMS

LU 1.16: County Wide Planning

LU 1.16.1: "RMS"

The City will monitor reports of the County "resource management system" and advocate adherence to that system's principle of assuring that there will be adequate resources and environmental protection before development is approved.

LU 1.16.2: Meetings

The City will advocate and help arrange annual meetings among decision-makers of local jurisdictions to discuss regional issues.

LU 1.16.3: Summary

The City will help keep up to date a summary of the land-use plans of all agencies in the County, showing areas designated for urban, rural, and open-space uses, and tabulating the capacities for various kinds of uses.

LU 1.16.4: Countywide Group

The City will discuss with other jurisdictions the desirability of forming a countywide planning group. This group would be composed of representatives of the County and each city. It could establish a regional plan, to define urban and rural areas and approximate capacities for different types of uses.

LU 1.16.5: Project Review

The City will help establish a procedure for all jurisdictions in the County to formally review local projects and general-plan amendments that could have countywide impact.

LU 1.16.6: Regional Growth Management

The City will advocate a regional growth-management program, which should include:

- A) Population growth no faster than the statewide average growth rate for the preceding year, and no faster than can be sustained by available resources and services, whichever is less.
- B) No significant deterioration in air quality, due to development activities for which local government has approval.
- C) Plans for large residential developments to include a range of housing types to provide opportunities for residents with very low, low, or moderate incomes.

- D) Voter approval for any significant change from open space, agriculture, or rural use to urban land uses.

LU 1.16.7: Consistent Plans

The City will seek County Board of Supervisors approval amending the County Land Use Element to make it consistent with this element, within San Luis Obispo's planning area. The City will work with the County during updates of the County's plan for the San Luis Obispo planning area.

LU 1.16.8: City-County Agreement

The City will pursue a memorandum of understanding between the City and County governments, pledging that neither agency will approve a substantial amendment to its plan for San Luis Obispo's planning area without carefully considering the comment and recommendation of the other agency. The key feature of the memorandum would be the City's acceptance of the planned amount of growth and the County's agreement to not allow urban development within the planning area but outside the City.

LU 1.17: Rural Areas and Open-Space Planning

LU 1.17.1: Means of Protection

The City will pursue a wide range of means to protect the surrounding open lands, including: agreements with the County; annexations; zoning; acquisition of fee title, open space and conservation easements, or development rights; agricultural preserve contracts with tax reductions; transfer of development credits; and cluster development; acquisition of land, easements, or access rights along public road extensions through agricultural or open space areas; a program for payment of fees in lieu of dedicating open space; adoption of a right-to-farm ordinance.

LU 1.17.2: Funding

The City will aggressively pursue sources of revenue for open space purchase and protection. Such revenue will augment and extend the effectiveness of traditional tools for open space protection (such as zoning) and deal with the equity issues of land-owner compensation. The City will explore all potential funding sources and other creative incentive programs, including general obligation bonds, sales tax increase, property transfer tax, assessment districts, tax incentives, and state and federal loans and grants. The City will advocate countywide planning and funding for open space protection.

LU 1.17.3: Refined Planning Area Map

The City will prepare, incorporate into the general plan, and seek County concurrence for a refined land-use map applying to the City's planning area outside the urban reserve. The map will show:

Land Use Element

- A) Areas to be kept in permanent open space, including scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land.
- B) Existing uses other than open space, relatively far from the City's urban reserve line, which may be maintained but which should not be expanded or made more intense, including institutional uses such as California Men's Colony, Camp San Luis Obispo, and Cuesta College, and scattered residential and commercial developments.
- C) Existing uses other than open space which may be considered for inclusion within the urban reserve line during the ten-year updates of this element, such as nearby groups of rural homesites;
- D) Any existing uses other than open space which should be changed, relocated, or removed to allow restoration of the natural landscape or agricultural uses.

LU 1.17.4: Cluster District

The City should encourage the County to adopt a "mandatory cluster district" for appropriate areas of the greenbelt under County jurisdiction, to implement LU Policies 1.7 and 1.9 and to better preserve the open space qualities of the land. The City recognizes the County major and minor cluster programs and TDC programs.

LU 1.18: Air Quality

LU 1.18.1: Model City

The City will be a model of pollution control efforts. It will manage its own operations to be as pollution-free as possible. The City will work with other agencies and organizations to help educate citizens in ways to prevent air pollution.

LU 1.18.2: Helping the Air District

Along with other agencies and organizations, the City will help the Air Pollution Control District update and implement the County Clean Air Plan. The City, working with involved agencies and organizations, will help implement programs to reduce the number of single-occupant trips in gasoline and diesel-fueled vehicles, including restrictions on, and alternatives to, car access for Cal Poly and Cuesta College.

LU 1.18.3: Development Review

The City shall consult with the Air Pollution Control District on all significant development.



CO 3.1.1
CO 3.1.2
CO 3.1.7
CO 3.1.10

CONSERVATION AND DEVELOPMENT OF RESIDENTIAL NEIGHBORHOODS**POLICIES****LU 2.1: Neighborhood Protection and Enhancement****LU 2.1.1: Neighborhood Identity**

The city shall assist residents to identify and designate neighborhoods. The city will work with residents to prepare neighborhood plans, to facilitate development of a sense of place within neighborhoods.

LU 2.1.2: Neighborhood Groups

The City should encourage and support the formation and continuation of neighborhood planning groups, composed of neighborhood residents.

LU 2.1.3: Neighborhood Traffic

Neighborhoods should be protected from intrusive traffic. All neighborhood street and circulation improvements should favor the pedestrian and local traffic. Vehicle traffic on residential streets should be slow. To foster suitable traffic speed, street design should include measures such as narrow lanes, landscaped parkways, traffic circles, textured crosswalks, and, if necessary, stop signs, speed humps, and bollards.



CI 6.5
CI 6.6

LU 2.1.4: Neighborhood Connections

All areas should have a street and sidewalk pattern that promotes neighborhood and community cohesiveness. There should be continuous sidewalks or paths of adequate width, connecting neighborhoods with each other and with public and commercial services to provide continuous pedestrian paths throughout the City.

LU 2.1.5: Neighborhood Open Links

The City should treat streets, sidewalks, and front setbacks as a continuous open link between all areas of the City and all land uses. These features should be designed as amenities for light, air, social contact, and community identity.



CI 4.2

LU 2.2: Residential Location, Uses, and Design**LU 2.2.1: Mixed Uses & Convenience**

Neighborhoods shall include a mix of uses to serve the daily needs of nearby residents, including schools, parks, churches, and convenience retail stores. Neighborhood shopping and services should be available within about one mile of all dwellings. When nonresidential, neighborhood-serving uses are developed, existing housing shall be preserved. If existing dwellings are removed for such uses, the development shall include replacement dwellings.

Land Use Element

LU 2.2.2: Separation and Buffering

Residential areas should be separated or screened from incompatible, nonresidential activities, including most commercial and manufacturing businesses, traffic arteries, the freeway, and the railroad. Residential areas should be protected from encroachment by detrimental commercial and industrial activities.



N 1.2.7

LU 2.2.3: Housing and Aircraft

New housing should not be allowed in areas where aircraft noise exposure and the risk of aircraft accidents are not acceptable.

LU 2.2.4: Residential Next to Nonresidential

In designing development at the boundary between residential and nonresidential uses, protection of a residential atmosphere is the first priority.

LU 2.2.5: Street Access

New residential developments, or redevelopment involving large sites, should be designed to orient low-density housing to local access streets, and medium- or high-density housing to driveways accessible from collector streets. Major arterials through residential areas shall provide only limited private access or controlled street intersections.



H 7.2.4

LU 2.2.6: Neighborhood Pattern

All residential development should be integrated with existing neighborhoods. Where physical features make this impossible, the new development should create new neighborhoods.

LU 2.2.7: Housing and Businesses

Where housing can be compatible with offices or other businesses, mixed-use projects should be encouraged.

LU 2.2.8: Natural Features

Residential developments should preserve and incorporate as amenities natural site features, such as land forms, views, creeks, wetlands, wildlife habitats, and plants.

LU 2.2.9: Parking

Large parking lots should be avoided. Parking lots should be screened from street views. In general, parking should not be provided between buildings and the street.

LU 2.2.10: Compatible Development

Housing built within an existing neighborhood should be in scale and in character with that neighborhood. All multifamily development and large group-living facilities should be compatible with any nearby, lower density development.

- A) Architectural Character: New buildings should respect existing buildings which contribute to neighborhood historical or architectural character, in terms of size, spacing, and variety.
- B) Privacy and Solar Access: New buildings will respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings.



H 8.2.4

EC 1.3.25
EC 1.3.31**LU 2.2.11: Site Constraints**

Residential developments shall respect site constraints such as property size and shape, ground slope, access, creeks and wetlands, wildlife habitats, native vegetation, and significant trees.

LU 2.2.12: Residential Project Objectives

Residential projects should provide:

- A) Privacy, for occupants and neighbors of the project;
- B) Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;
- C) Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
- D) Pleasant views from and toward the project;
- E) Security and safety;
- F) Separate paths for vehicles and for people, and bike paths along collector streets;
- G) Adequate parking and storage space;
- H) Noise and visual separation from adjacent roads and commercial uses. (Barrier walls, isolating a project, are not desirable. Noise mitigation walls may be used only when there is no practicable alternative. Where walls are used, they should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and

N 1.2.11
N 1.2.15
N 1.2.16
N 1.2.17

Land Use Element

texture, places for people to walk through them at regular intervals, and planting.)

- I) Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, and entryways facing public walkways.
- J) Buffers from hazardous materials transport routes, as recommended by the City Fire Department.

LU 2.2.13: Nonresidential Activities

Residential areas may accommodate limited nonresidential activities which generally have been compatible, such as child day care, elementary schools, churches, and home businesses meeting established criteria.

LU 2.3: Residential Expansion Areas

LU 2.3.1: Specific Plans

Specific plans for the Margarita Area and Orcutt Area residential expansions shall include:

- A) Desired types and intensities of development, compatible with the surrounding area;
- B) Phasing of development and public facilities, subject to availability of resources;
- C) Measures to protect resources and open space, including, among other types, permanent wildlife habitats and corridors, and farm fields;
- D) Desired types of public facilities and the means to provide them, to City standards, including water supply, sewage collection, storm water drainage, streets, bikeways, walking paths, and passive and active park space;
- E) Desired levels of public services and the means to provide them, including fire, police, and schools;
- F) A variety of owner and rental housing, including a broad range of prices, sizes, and types. (See also LU Policy 2.5 below.)
- G) Trees to help reduce wind exposure, and water-frugal landscaping;
- H) Public parks and open space, and other land that is not to be built on, such as yards, and community gardens for multifamily areas;



H 5.2.5
H 6.3.4

- I) Dual water systems allowing use of treated wastewater for non-potable uses.
- J) Energy efficient design, utilizing passive and active solar features;
- K) Amenities to facilitate public transportation within the area;
- L) Opportunities for individuals or small groups, other than the specific plan developer, to build homes or to create living environments suited to small groups or to special needs.

LU 2.3.2: Separate Paths

Within the major expansion areas, bicycle and walking paths which are separate from roadways should connect residential areas with neighborhood commercial centers, schools, parks and, where feasible, other areas of the City.



CI 3.3
CI 3.6
CI 3.7
CI 4.2

LU 2.3.3: Residential Neighborhood Designation

The major residential expansion areas are shown as *Residential Neighborhood* on the General Plan Land Use Map. They may be developed as adequate utilities and services are made available. They should be developed as residential neighborhoods, with a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and shopping and services to meet the daily demands of neighborhood residents. The estimated residential capacities of the major expansion areas are shown in Table 3. These capacities are based on the amount of land suitable for development according to policies of this element, and average densities on the housing sites in the range of eight to ten dwellings per acre (excluding public streets, parks, and other land dedicated to public use).

LU 2.3.4: Transfer of Development Credits

For each major expansion area, Table 3 indicates a low capacity which may be developed without *transfer of development credits* and a high capacity which may be used with transfer of development credits. Development credits would be transferred from areas in the City, the urban reserve, or the greenbelt where development would be less appropriate, generally those designated conservation/open space or, on the County's map, agriculture or rural lands.



OS 1.3.6

Figure 2 - Urban Reserve Line and Principle Expansion Areas

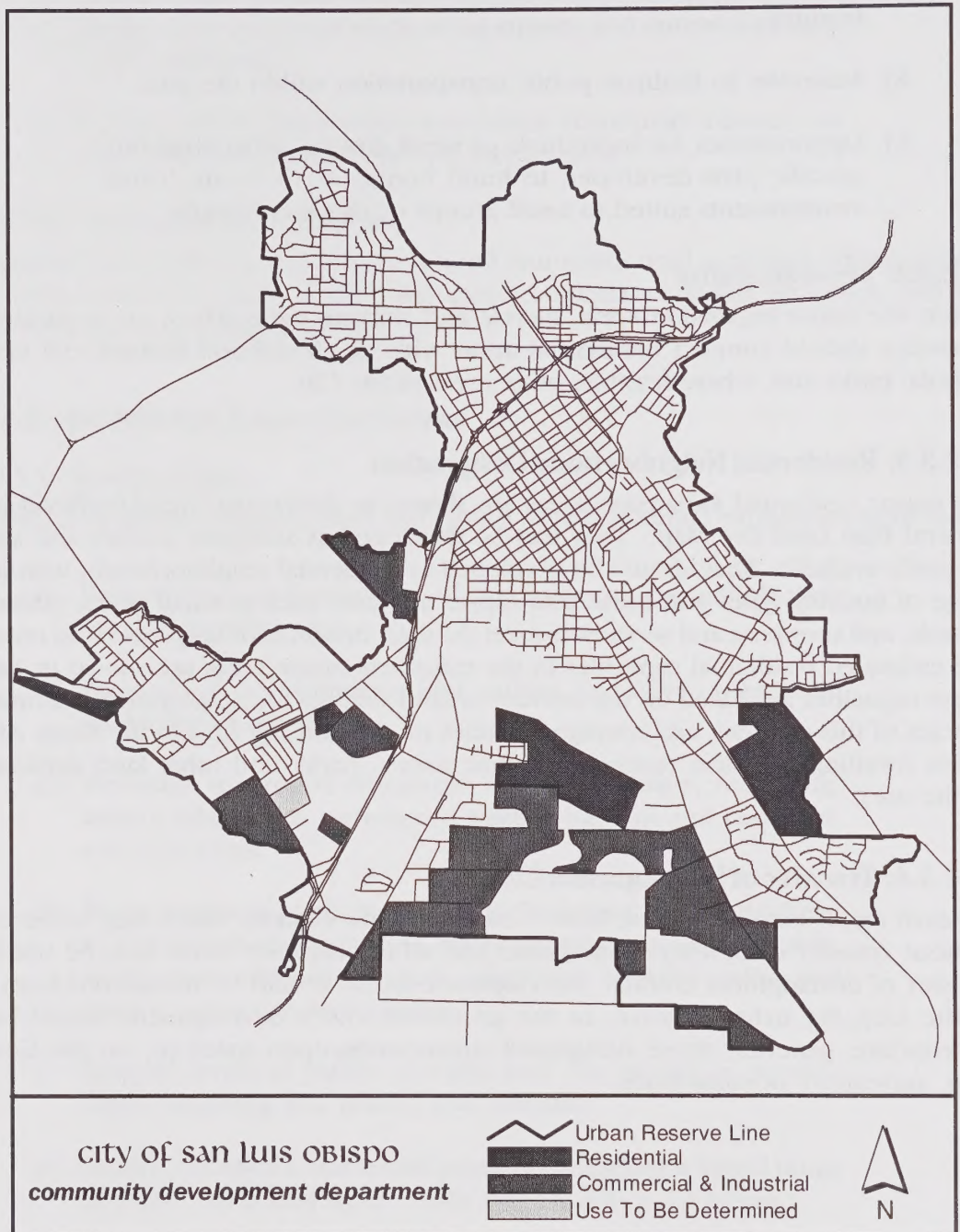


Table 3 - Residential Capacity of Major Expansion Areas

Name of Area	Approximate Number of Dwellings	
	Low	High
Irish Hills	500	500
Margarita	1,100	1,200
Orcutt	500	700

LU 2.4: Residential Density**LU 2.4.1: Density Categories**

The following residential density categories are established (Table 4). Residential density is expressed as the number of dwellings per acre of net site area within the designation. In determining net area, the following types of areas are excluded: sensitive features such as creeks, habitats of rare or endangered plants and animals, and significant trees; land dedicated in fee to the public for streets or neighborhood parks.

For the categories other than Rural, Suburban, and Low-Density Residential, densities are expressed in terms of a standard two-bedroom dwelling. This approach is intended to achieve population densities approximately like those indicated. More or fewer dwellings having different bedroom counts may be built depending on the number of people expected to live in a project, as indicated by the number of bedrooms. The population-density standards also apply to group residential facilities. (For allowed residential development in Office, commercial, and manufacturing districts, see the sections concerning those districts.

LU 2.4.2: Density Bonuses

The City may approve a density bonus for a project which will:

- A) Be a receiving site, within expansion areas or the downtown commercial core only, for development credit transferred to protect open space;
- B) Provide for the minimum percentage of dwellings for elderly or affordable to the income groups specified in State law.

LU 2.4.3: Density Reductions

The allowed density of residential development shall decrease as slope increases. The City may require a residential project to have fewer units than generally allowed for its density category (Table 4), upon finding that the maximum density would have adverse environmental impacts or cause significant adverse impacts on the health, safety, or welfare of future residents of the site, neighbors, or the public generally.



OS 2.2.4
OS 2.3.1

Table 4 - Residential Densities

Category	Average Population Density (People Per Acre)	Maximum Dwelling Density (Units Per Acre)
Rural	.16	.1 (1du/10ac)
Suburban	1.6	1
Low	20	7
Medium	25	12
Medium-High	40	18
High	55	24

LU 2.4.4: Rural Residential

Rural development consists of not more than one dwelling per ten acres. *Suburban residential* development consists of not more than one dwelling per acre. These residential categories are appropriate for areas that have been developed, or subdivided to allow such development, within predominantly open space areas near the edges of the City. These areas generally were subdivided under County jurisdiction, and are beyond City services. They will be limited to areas shown for such use in the 1989 County Land Use Element.

LU 2.4.5: Low-Density Residential

Development should be primarily dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them. Such dwellings are generally detached, one- or two-story buildings, with private outdoor space separating them from neighboring dwellings. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted. Low-density development is appropriate within and next to neighborhoods committed to this type of development.

LU 2.4.6: Medium-Density Residential

Development should be primarily dwellings having locations and forms that provide a sense of both individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low-Density Residential. Such dwellings are generally one- or two-story detached buildings on small lots, or attached dwellings, with some private outdoor space for each dwelling. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted. Medium-density development is appropriate as a transition from low-density development to higher densities.

LU 2.4.7: Medium-High Density Residential

Development should be primarily attached dwellings in two- or three-story buildings, with common outdoor areas and very compact private outdoor spaces. Other uses which are supportive of and compatible with these dwellings, such as group housing, parks, schools, and churches, may be permitted. Such development is appropriate near employment centers and major public facilities.

LU 2.4.8: High-Density Residential

Development should be primarily attached dwellings in two- or three-story buildings, with common outdoor areas and very compact private outdoor spaces. Other uses which are supportive of and compatible with these dwellings, such as group housing, parks, schools, and churches, may be permitted. Such development is appropriate near the college campus, the downtown core, and major concentrations of employment.

LU 2.5: Affordable Housing

The City will help conserve and increase residential opportunities for residents with very low, low, or moderate incomes. As explained more fully in the Housing Element, each development project should contribute in some way to the conservation or production of affordable housing, considering the opportunities and limitations for the project. The major residential expansion areas, in particular, should include a wide range of housing types and costs to meet the needs of various income levels and housing preferences.



H 2.1.1
H 2.2.5

LU 2.6: Residential Land Protection

LU 2.6.1: Large Areas

Substantial areas designated for residential use should not be changed to nonresidential designations.

LU 2.6.2: Boundary Adjustments

The City may adjust land-use boundaries in a way that would reduce land designated as residential, only if:

- A) A significant, long-term neighborhood or citywide need, which outweighs the preference to retain residential capacity, will be met, and;
- B) The need is best met at the proposed location and no comparable alternative exists.

LU 2.7: Student and Campus Housing

LU 2.7.1: Cal Poly

California Polytechnic State University campus should provide housing opportunities for both faculty and students. Existing on-campus housing should be retained. On-campus housing should increase at least as fast as enrollment, so the proportion of students living on campus can remain the same as in 1992.

LU 2.7.2: Cuesta College

The City should encourage Cuesta College to facilitate student housing.

LU 2.7.3: Amenities

Multifamily housing likely to be occupied by students should provide the amenities which students seek in single-family areas, to provide an attractive alternative.

LU 2.7.4: Location

Housing likely to attract faculty or students should be encouraged to locate close to Cal Poly, to reduce commute travel.

LU 2.7.5: Fraternities & Sororities

Fraternities and sororities should be located, in order of preference, (1) on campus, (2) in medium-high and high-density residential areas near the campus.

LU 2.8: Group Housing

LU 2.8.1: Large Group Housing

Large group housing other than fraternities and sororities, such as retirement homes or homes for handicapped, should not be located in low-density residential areas. They may be located, but not concentrated, in medium-density residential areas. They may be concentrated in medium-high or high-density residential areas, or in suitable commercial or light-industrial areas, where services are convenient. Each large group housing proposal shall be evaluated through use-permit review.

LU 2.8.2: Small Residential Care Facilities

Small residential care facilities should be treated the same as individual houses.



CI 3.2
CI 3.10
H 10.2.4



H 8.2.4

LU 2.9: Old Town

In *downtown* residential areas (Figure 4), the City should encourage the rehabilitation and maintenance of existing housing. Additional dwellings may be permitted, in keeping with density limits, provided that the existing character of the area is not significantly changed. Demolition of structurally sound dwellings shall be strongly discouraged.



PROGRAMS

LU 2.10: Updating & Enforcing Standards

LU 2.10.1: Enforcement

The City will review, revise if deemed desirable, and enforce noise, parking, and property-development and property-maintenance standards. Staff to adequately enforce these standards will be provided.

LU 2.10.2: Regulations

The City will adopt and implement property-maintenance regulations, focused on proper enclosure of trash, appearance of yards and buildings from the street, and storage of vehicles. The regulations will be periodically reviewed and updated.

LU 2.11: Multifamily Preferences & Standards

LU 2.11.1: Student Housing Preferences

The City will evaluate student housing preferences and consider revising development standards to better meet them in multifamily housing near campus.

LU 2.11.2: Review

The City will review, and revise if deemed desirable, its standards for multifamily housing so that apartments will provide usable open space and storage similar to the requirements for condominiums.

LU 2.12: Downtown Residential Development

The City will consider adopting special development standards to guide addition of dwellings within downtown residential areas, to implement LU Policy 2.9. The following should be included when evaluating new standards for this area:

- A) A new density category between the current Low-Density (R-1) and Medium-Density (R-2) designations;
- B) Requirements that new dwellings on lots with existing houses be above or behind the existing houses, and that the added building area be modestly sized and of similar architecture in comparison with the principal residences on the site and in the surrounding area;
- C) Requiring new buildings to reflect the mass and spacing of existing, nearby buildings;
- D) Requiring special parking and coverage standards;
- E) Requiring minimum amounts of usable open space.

LU 2.13: Affordable Housing

The City will adopt inclusionary-housing and development-fee ordinances consistent with the Housing Element.

LU 2.14: Neighborhood Compatibility

The City will consider new regulations, for Low-Density and Medium-Density Residential areas, to require special review for (1) incompatibly large houses, (2) replacement or infill homes in existing neighborhoods, and (3) accessory buildings with plumbing facilities allowing easy conversion to illegal second dwellings.


H 2.0

LU 2.15: Neighborhood Wellness Action Plans

To help residents preserve and enhance their neighborhoods, the City will:

- A) Identify neighborhoods, and work with residents to prepare neighborhood plans that empower them to shape their neighborhoods;
- B) Help devise strategies to help stabilize the rental/owner ratio, to maintain neighborhood character, safety, and stability;
- C) Help identify neighborhood problems, and undertake a wide range of focused development-review, capital-improvement, and code-enforcement efforts;
- D) Encourage the formation of voluntary neighborhood groups, so residents can become involved early in the development review process;
- E) Involve residents early in reviewing proposed public and private projects that could have neighborhood impacts, by notifying residents and property owners and holding meetings at convenient times and places within the neighborhoods.
- F) Provide appropriate staff support, possibly including a single staff person for neighborhood issues, and train all staff to be sensitive to issues of neighborhood protection and enhancement.

LU 2.16: Residential Density Calculation

The City will evaluate alternatives to the current maximum number of dwelling units per acre (based on bedroom count) and height and setback standards, to regulate residential building intensity, and bulk and mass. Floor area limits will be considered.

COMMERCIAL & INDUSTRIAL DEVELOPMENT**POLICIES****LU 3.0: Commercial Siting****LU 3.0.1: Slope**

Commercial and industrial uses should be developed in appropriate areas where the natural slope of the land is less than ten percent.



LU 3.5.4

LU 3.0.2: Access

Commercial and industrial uses should have access from arterial and collector streets, and should be designed and located to avoid increasing traffic on residential streets.

LU 3.0.3: Residential Area

Expansion of commercial and industrial uses into residential areas is prohibited.

LU 3.1: General Retail

LU 3.1.1: Purpose and Included Uses

The City should have areas for *General Retail* uses adequate to meet most demands of City and nearby County residents. General Retail includes *specialty stores* as well as department stores, *warehouse* stores, discount stores, restaurants, and services such as banks. Not all areas designated General Retail are appropriate for the full range of uses (see LU Policies 3.1.2 and 3.1.5).

LU 3.1.2: Locations for Regional Attractions

The City should focus its retailing with regional draw in the locations of downtown, the area around the intersection of Madonna Road and Highway 101, and the area around Highway 101 and Los Osos Valley Road.

LU 3.1.3: Madonna Road Area Retail Expansion

No substantial additional land area should be added to the commercial centers at Madonna Road and Highway 101 until a detailed plan for the retail expansion has been approved by the City. The plan should describe the limits of commercial expansion, acceptable uses, phasing, and circulation improvements. Any permitted expansion should be aesthetically and functionally compatible with existing development in the area. Before approving an expansion plan, the City should consider an evaluation of how much it would transfer sales from existing retail areas in the City and whether the proposed uses could be developed in existing retail areas.



LU 8.5

LU 3.1.4: Mid - Higuera Enhancement

The City shall consider the potential enhancement of underutilized commercial land along Higuera Street between Madonna Road and High Street.

LU 3.1.5: Specialty Store Locations

Most specialty retail stores should be downtown, in the Madonna Road area, or the Los Osos Valley Road area; some may be in neighborhood shopping centers so long as they are a minor part of the centers and they primarily serve neighborhood rather than citywide or regional markets.

LU 3.1.6: Building Intensity

The ratio of building floor area to site area shall not exceed 3.0, except that downtown sites which receive transfers of development credits for open space protection shall not exceed 4.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in General Retail districts, they shall not exceed 36 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site.

LU 3.2: Neighborhood Commercial**LU 3.2.1: Purpose and Included Uses**

The City should have areas for *Neighborhood Commercial* uses to meet the frequent shopping demands of people living nearby. Neighborhood Commercial uses include grocery stores, laundromats, and drug and hardware stores. Neighborhood Commercial centers should be available within about one mile of all residences. These centers should not exceed about eight acres, unless the neighborhood to be served includes a significant amount of high density residential development. Specialty stores may be located in Neighborhood Commercial centers as long as they will not be a major citywide attraction or displace more general, convenience uses.

LU 3.2.2: New or Expanded Centers

New or expanded Neighborhood Commercial centers should:

- A) Be created within, or extended into, adjacent nonresidential areas;
- B) Provide uses to serve nearby residents, not the whole City;
- C) Have access from arterial streets, and not increase traffic on residential streets;
- D) Have safe and pleasant pedestrian access from the surrounding service area, as well as good internal circulation;
- E) Provide landscaped areas with public seating;
- F) Provide indoor or outdoor space for public use, designed to provide a focus for some neighborhood activities.

LU 3.2.3: Expanding Centers

The City should evaluate the need for and desirability of additions to existing neighborhood commercial centers only when specific development proposals are made, and not in response to rezoning requests which do not incorporate a development plan.

LU 3.2.4: Stores in Residential Areas

Small, individual stores within established residential areas may be retained when they are compatible with surrounding uses. Other isolated commercial uses which are not compatible with residential surroundings eventually should be replaced with compatible uses.

LU 3.2.5: Building Intensity

The ratio of building floor area to site area shall not exceed 2.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Neighborhood Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site.

LU 3.3: Offices



LU 5.1

LU 3.3.1: Purpose and Included Uses

The City should have sufficient land for *Office* development to meet the demands of City residents and the specialized needs of County residents. Office development includes professional and financial services (such as doctors, architects, and insurance companies and banks) and government agencies. The City should retain the regional offices of state and federal agencies. Not all types of offices are appropriate in all locations.

LU 3.3.2: Office Locations

- A) All types of offices are appropriate in the downtown General Retail district, but are discouraged at street level in storefronts of the commercial core.
- B) All types of office activities are appropriate in the Office district which surrounds the downtown commercial area, though offices needing very large buildings or generating substantial traffic may not be appropriate in the area which provides a transition to residential neighborhoods.
- C) Medical services should be near the hospitals.

- D) Government social services and the regional offices of state and federal agencies should be near the intersections of South Higuera Street, Prado Road, and Highway 101 (Figure 5);
- E) Large offices, with no single tenant space less than 2,500 square feet, and having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts, subject to approval of a Planned Development zoning application.
- F) Certain business and professional services having no substantial public visitation or limited need for access to downtown government services may be in Services and Manufacturing districts. Examples of such uses are computer services, utilities engineering and administration, architects and engineers, industrial design, advertising, building contractors, labor and fraternal organizations, veterinarians, and insurance and financial services that do not directly serve retail customers.

LU 3.3.3: Offices Outside Designated Areas

Existing office buildings outside the areas described in LU Policy 3.3.2 may continue to be used and may have minor expansions if they:

- A) Have access directly from collector or arterial streets, not local residential streets;
- B) Will not significantly increase traffic in residential areas;
- C) Will not have significant adverse impacts on nearby uses.

LU 3.3.4: Building Conservation

Historic or architecturally significant buildings located in Office districts should be conserved, not replaced.

LU 3.3.5: Building Intensity

The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Office districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site.



CO 7.0



LU 3.4: Tourist Commercial

LU 3.4.1: Basis for Tourism

The City should be an attractive place for short-term stays, as well as an attractive destination for long-term visitors. The City should base its attraction on the character of the community, its natural qualities, and its educational and cultural facilities. The City should emphasize conference and visitor-serving facilities which have a low impact upon the environment and upon existing land forms and landscapes, and which provide low-impact visitor activities and low-impact means of transportation.

LU 3.4.2: Locations

Visitor-serving uses should be integrated with other types of uses, including overnight accommodations downtown, near the airport, and near the train station; small-scale facilities (such as hostels or bed-and-breakfast places) may be located in Medium-High Density Residential and High-Density Residential Districts, where compatible. Visitor-serving uses are especially appropriate where such uses have already concentrated: along upper Monterey Street; at the Madonna Road area; at certain freeway interchanges; and in the downtown.

LU 3.4.3: Appropriate Uses

Tourist Commercial uses are those which primarily serve the traveling public. Tourist Commercial areas should accommodate motels, restaurants, service stations, recreational uses, and minor retail sales for the convenience of travelers. To assure adequate space for visitor-serving uses, areas designated Tourist Commercial should not include offices, general retail stores, auto repair, or business services.

LU 3.4.4: Residential Neighbors

Site planning, building design, and types of activities for new tourist-commercial development adjacent to residential areas should be carefully reviewed by the Architectural Review Commission, the Planning Commission, or both, to assure compatibility.

LU 3.4.5: Building Intensity

The ratio of building floor area to site area shall not exceed 2.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided in Tourist Commercial districts, they shall not exceed 12 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site.

LU 3.5: Services and Manufacturing**LU 3.5.1: Purpose**

The City should have sufficient land designated for *Services and Manufacturing* to meet most demands of the City, and some demands of the region, for activities such as business services, wholesaling, building contractors, utility company yards, auto repair, printing, food manufacturing and other light manufacturing, and retail sales of large items, bulk quantities, and items often stored outdoors (vehicles, building materials, plants). Areas reserved for these uses may also accommodate convenience restaurants and other activities primarily serving area workers.

LU 3.5.2: Appropriate Uses

The following types of uses are appropriate in areas designated Services and Manufacturing. Certain areas designated Services and Manufacturing may be reserved through special zoning provisions for certain types of uses, to assure compatibility among the wide range of potential uses, and to assure adequate land for certain types of uses.

- A) Wholesaling, warehousing, and storage;
- B) Vehicle sales and rental;
- C) Retail sales of products which require outdoor areas or large floor areas for display and storage, such as warehouse stores, lumber and building materials dealers, home improvement centers, furniture and appliances stores, and plant nurseries;
- D) Repair shops, printing services, laundries, animal hospitals, sporting goods stores, auto parts stores, and some recreation facilities;

Land Use Element

- E) Light manufacturing, research and development, and laboratories.
- F) Large offices, with no single tenant space less than 2,500 square feet, and having no substantial public visitation or need for access to downtown government services may be in Services and Manufacturing districts, subject to approval of a Planned Development zoning application.

LU 3.5.3: General Retail and Neighborhood Commercial Uses

New specialty stores, department stores, or neighborhood commercial centers should not be developed in Service and Manufacturing areas. However, existing uses such as supermarkets and drugstores may be expanded if:

- A) They are compatible with nearby uses;
- B) The expanded use will not divert trade from other general-retail or neighborhood-commercial areas which are better located to serve the expected market area.

LU 3.5.4: Access

Access to Service and Manufacturing areas should be provided by commercial collector streets, to avoid customer traffic on residential streets or delivery routes which pass through residential areas. Driveway access onto arterial streets should be minimized.

LU 3.5.5: Air & Water Quality

Industries locating or expanding in San Luis Obispo shall comply with all applicable air-quality and water-quality regulations.

LU 3.5.6: Utility Service

Services and Manufacturing uses should connect to the City water and sewer systems, unless other means of providing service are identified in a City-adopted plan.

LU 3.5.7: Vehicle Sales

- A) Auto Park Way The City intends to create around Auto Park Way an easily accessible and attractive auto sales and service center. The City will reserve about 50 acres total for vehicle sales in this area, including the areas shown in Figure 3. (This amount is expected to be sufficient for relocation of dealerships located elsewhere in the City, plus expansion of dealerships in proportion to projected County population growth.) The areas shown for vehicle sales should be reserved for that use at least until the anticipated year 2004 update of this element, when the amount of reserved land may be reconsidered.

Figure 3 - Vehicle Sales Area at Auto Park Way



Land Use Element

If a plan for vehicle sales expansion onto prime agricultural soils is approved, it shall provide for permanent preservation of prime soils, within the urban reserve or greenbelt. If a plan for vehicle sales expansion into wetland or creek areas is approved, mitigation shall consist at least of restoration and permanent preservation, within the urban reserve or greenbelt, consistent with the Open Space Element.

- B) Other Areas Auto sales in areas of the City other than Auto Park Way should be minimized, in order to reinforce the auto sales center and to maximize space for other uses in other locations.

LU 3.5.8: Building Intensity

The ratio of building floor area to site area shall not exceed 1.5. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Architectural review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area.

LU 3.6: Overall

LU 3.6.1: Dependent Care

New development should be offered incentives for provision of child care and elder care for employees.

LU 3.6.2: Convenience Facilities

Convenience facilities serving daily needs, such as small food stores, branch banks, and child and elder care, and amenities such as picnic areas, will be allowed in centers of employment. Space for such amenities may be required within large commercial and industrial developments.

LU 3.7: Mixed Uses

Compatible mixed uses in commercial districts should be encouraged.

COMMERCIAL & INDUSTRIAL DEVELOPMENT PROGRAMS

LU 3.7.1: Zoning Regulations

The City will amend its Zoning Regulations to implement the commercial and industrial policies.

LU 3.7.2: Planned Development Zoning

The City will amend the Zoning Regulations so the “planned development” approach can be used on any size parcel, in any commercial or industrial zone.

LU 3.7.3: Neighborhood Uses

The City will rezone to Neighborhood Commercial existing Service Commercial sites which have become neighborhood convenience centers, if: (1) they primarily serve a neighborhood rather than citywide market; and (2) they are appropriately located considering access and compatibility with other nearby uses.

LU 3.7.4: Tourist Information

The City will consider establishing tourist information facilities near highway entries to the City, to reduce demands for on-site and off-site advertising by tourist and general-retail uses.

LU 3.7.5: Dependent Care

The City will provide zoning incentives and investigate a program coordinating commercial and industrial development for the provision of child care and elder care for workers.

LU 3.7.6: Neighborhood Centers

The City will identify suitable sites for new or expanded neighborhood centers as it prepares specific plans.

LU 3.7.7: Downtown Office Design

The City will make more explicit its architectural review guidelines and revise its zoning standards, as necessary, to better achieve the desired architectural character of downtown areas zoned “office” and “residential-office,” so the character and fabric of existing neighborhoods will be protected.

LU 3.7.8: Auto Sales Relocation

The City will provide incentives to encourage relocation of vehicle sales to the Auto Park Way area.



LU 3.7.9: Noise Control

Zoning Regulations and Architectural Review Guidelines will include measures such as the following to prevent unacceptable noise exposure for residential areas or other noise-sensitive uses: location and shielding of mechanical equipment; location of truck loading, trash collection areas, and loudspeakers; landscaped setbacks or noise attenuation walls along property lines.

LU 3.7.10: Madonna Road Center

The City will investigate ways to encourage more intense commercial development within, and more cohesion between, the existing shopping centers on Madonna Road.

LU 3.7.11: Tourism

The City will:

- A) Encourage sufficient conference and meeting space to accommodate the demand for medium size conferences;
- B) Work with the Performing Arts Center in promoting arts oriented tourism;
- C) Develop aggressive tourism marketing programs;
- D) Develop concepts such as rail tours, sea cruises, historical tours, and bicycle tours;
- E) Encourage development of appropriate recreational facilities for golf, tennis, equestrian activities, soccer, swimming, fishing, and eco-tourism.

DOWNTOWN

POLICIES

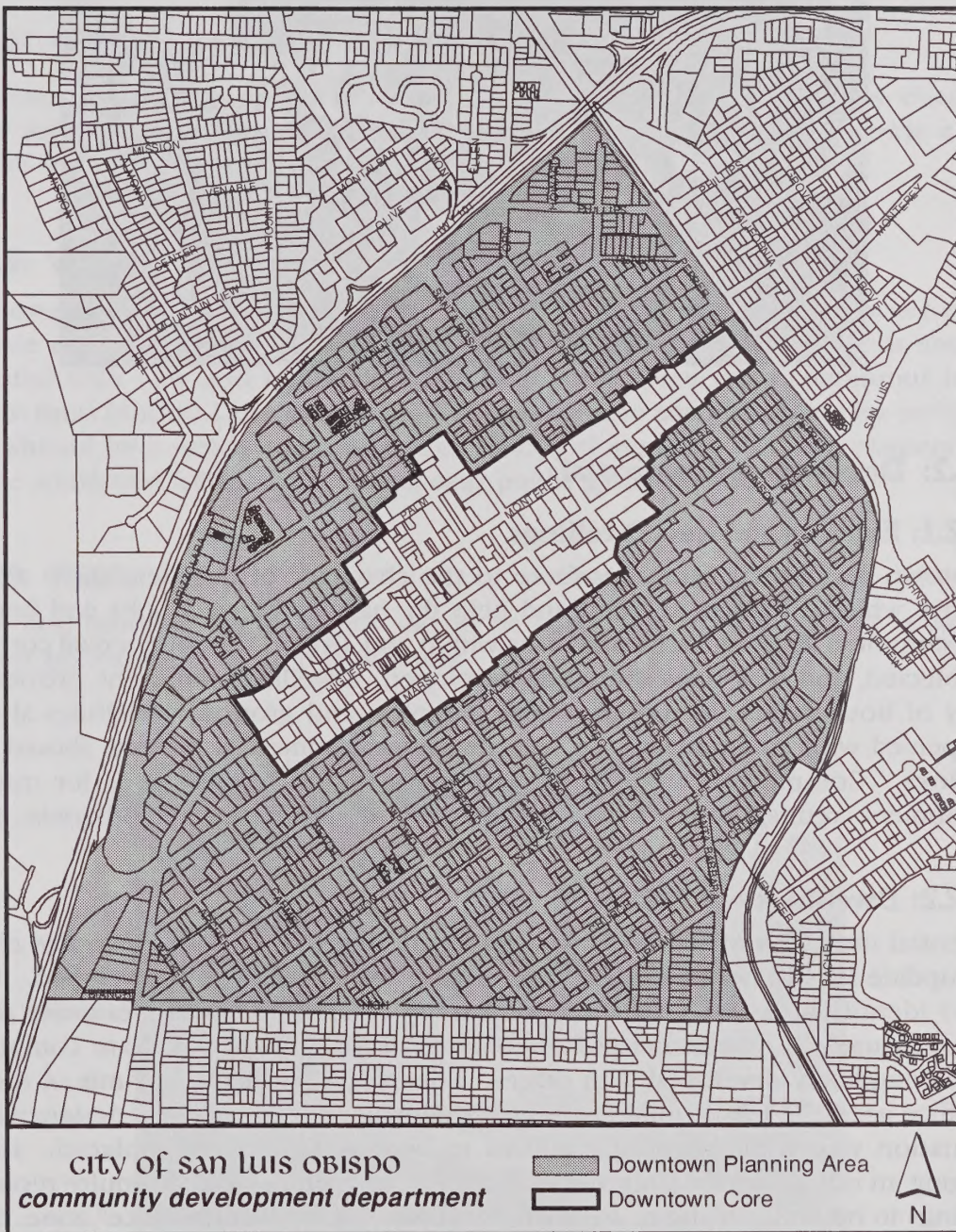


LU 4.1: Downtown's Role

H 3.3.2
H 3.3.3
H 6.2.3
H 6.3.3
PR 6.1.4

Downtown is the cultural, social and political center of the City for its residents, as well as home for those who live in its historic neighborhoods. The City wants its commercial core to be economically healthy, and realizes that private and public investments in the downtown support each other. Downtown should provide a wide variety of professional and government services, serving the region as well as the city. The commercial core is a preferred location for retail uses that are suitable for pedestrian access, off-site parking, and compact building spaces. Civic, cultural and commercial portions of downtown should be a major tourist destination. Downtown's visitor appeal should be based on natural, historical, and cultural features, retail services, and numerous and varied visitor accommodations.

Figure 4 - Downtown Planning Area





LU 4.2: Downtown Residential



H 3.3.2
H 3.3.4
H 3.3.4
H 5.2.3

LU 4.2.1: Existing and New Dwellings

Downtown residential uses contribute to the character of the area, allow a 24-hour presence which enhances security, and help the balance between jobs and housing in the community. Existing residential uses within and around the commercial core should be protected, and new ones should be developed. Dwellings should be provided for a variety of households, including singles, couples, and groups. Dwellings should be interspersed with commercial uses. All new, large commercial projects should include dwellings. Commercial core properties may serve as receiver sites for transfer of development credits, thereby having higher residential densities than otherwise allowed.



H 3.3.2
H 3.3.3
H 3.3.4

LU 4.2.2: Dwellings and Offices

Residential uses within some downtown areas designated Office prior to this element's 1994 update should be maintained, or replaced as new offices are developed. The City should identify areas which are predominantly residential, and redesignate them for residential use. It should designate for office use the areas which are completely or almost completely developed with offices. For the areas which are a mix of residential and office uses, the City should apply a "Residential/Office" mixed-use designation. This designation would allow existing offices to be maintained and replaced. However, enlarging an office, or replacing a residential use with office, would require replacement dwellings to be built on site or somewhere within the "residential/office" zone, or in the downtown office or commercial zones.

LU 4.3: Entertainment and Cultural Facilities

Cultural facilities, such as museums, galleries, and public theaters should be downtown. Entertainment facilities, such as nightclubs and private theaters should be in the downtown, too. Locations outside downtown may be more appropriate for facilities that would be out of character or too big for downtown to accommodate comfortably, such as the major performing arts center planned for the Cal Poly campus.

LU 4.4: Public Gatherings

Downtown should have spaces to accommodate public meetings, seminars, classes, and similar activities in conjunction with other uses. Downtown should provide a setting which is festive, and comfortable for public gatherings.

LU 4.5: Walking Environment

Downtown should provide safe, exciting places for walking and pleasant places for sitting. To invite exploration, mid-block walkways, courtyards, and interior malls should be integrated with new and remodelled buildings, while preserving continuous building faces on most blocks. Downtown streets should provide adequate space for pedestrians. There should be a nearly continuous tree canopy along sidewalks, and planters should provide additional foliage and flowers near public gathering areas.

LU 4.6: Public Safety

Indoor and outdoor public spaces should be observable from frequently occupied or travelled places, to enhance public safety.



CI 4.0

LU 4.7: Open Places and Views

Downtown should include many carefully located open places where people can rest and enjoy views of the surrounding hills. Downtown should include some outdoor spaces where people are completely separated from vehicle traffic, in addition to Mission Plaza. Opportunities include extensions of Mission Plaza, a few new plazas, and selected street closures.

LU 4.8: Traffic in Residential Areas

Downtown residential areas should be protected from through traffic.

LU 4.9: Street Changes

Street widening and realignment should be avoided.

LU 4.10: Parking

There should be a diversity of parking opportunities. Any major increments in parking supply should take the form of structures, located at the edges of the commercial core, so people will walk rather than drive between points within the core. Retail uses outside the core, and professional office developments, may have on-site parking for customers and clients.

LU 4.11: The Creek

San Luis Obispo Creek should be protected and restored, provided this can be done in a manner that minimizes human impact on creek life. Walking paths along the creek in the downtown core should be provided as links in an urban trail system, provided this will not further degrade wildlife habitat value of the riparian ecosystem. As properties that have encroaching buildings are redeveloped, the City should enforce a reasonable building setback from the riparian zone. Opportunities to open covered sections of the creek should be pursued.

LU 4.12: Building Conservation and Compatibility

Architecturally and historically significant buildings should be preserved and restored. New buildings should be compatible with architecturally and historically significant buildings, but not necessarily the same style.

LU 4.13: New Buildings and Views

New downtown development should respect views of the hills, framing rather than obscuring them.



OS 3.0
LU 6.4.3-E1
LU 6.5.4



CO 7.0

LU 4.14: Noise

Obtrusive sounds, including traffic noises and loud music, should be minimized. Desired activities which are noisy should be timed to avoid conflict with other desired activities which need a quiet setting.

LU 4.15: Sense of Place

To keep the commercial core's sense of place and appeal for walking, it should remain compact and be the City's most intensely developed area.

LU 4.16: Design Principles

The following principles should guide construction and changes of use within the commercial core:

LU 4.16.1: Street Level Activities

The street level should be occupied by stores, restaurants, and other uses benefiting from and contributing to pedestrian traffic, such as offices with frequent client visits. Stores and restaurants may occupy upper levels. Offices not having frequent client visits should be located above street level.

LU 4.16.2: Upper Floor Dwellings

Existing residential uses shall be preserved and new ones encouraged above the street level.

LU 4.16.3: Continuous Storefront

There should be a continuous storefront along sidewalks, at the back of the sidewalk, except for the Courthouse and City Hall blocks, plazas, recessed building entries, and sidewalk cafes.

LU 4.16.4: Building Height

New buildings should fit within the existing vertical scale. They should respect street-level views of the hills, allow sunlight to reach public open spaces, and defer to a few tall, "landmark" buildings. Generally, new buildings should not exceed two or three stories (about 35 to 50 feet). Where necessary to protect significant views, sunlight, and street character, new buildings should be limited to two stories, or about 25 to 35 feet tall. A few taller, landmark buildings (about five stories or 75 feet) may be developed where they will not obstruct views or sunlight for public spaces. These taller buildings would be more appropriate at mid-block than at corners, and their floors above the second or third level should be set back to maintain a lower street facade. The tall buildings should include publicly accessible, open viewing spaces at the upper levels.


CO 6.2.2

Land Use Element

LU 4.16.5: Building Width

New buildings should maintain the historic pattern of storefront widths.

LU 4.16.6: Sidewalk Appeal

Street facades, particularly at the street level, should include windows, signs, and architectural details which can be appreciated by people on the sidewalks.



LU 4.17: Government Offices

City Hall and the County Government Center should remain at their present locations. Additional administrative office space which cannot be accommodated within the County Government Center should be developed nearby within the downtown.

LU 4.18: Commercial Buildings Outside the Core

In retail areas beyond the commercial core, the pattern of buildings in relation to the street should become more like the core, with few driveways and parking lots serving individual developments, and no street or side-yard setbacks (except for recessed entries and courtyards). However, buildings should not exceed two stories (about 35 feet in height).

PROGRAM**LU 4.19: Implementing the Downtown Concept Plan**

The City will consider including features of "A Conceptual Physical Plan for the City's Center," as appropriate, in its Zoning Regulations, architectural review guidelines, engineering standards, and capital improvement program.

PUBLIC & CULTURAL FACILITIES**POLICIES****LU 5.1: Public Facilities****LU 5.1.1: Grouping for Convenience**

Government offices that provide similar types of services should be grouped for efficient service delivery.

LU 5.1.2: Private Businesses

Within any area shown as a preferred location for public facilities, there may be compatible private businesses, so long as they do not displace the preferred public agencies.

LU 5.1.3: Joint Projects

Government agencies should cooperatively plan for new or expanded facilities. They should consider joint projects when mutual objectives can be met.

LU 5.1.4: Civic Center

There should be a downtown *civic center* (Figure 5). The following functions should be located in the civic center, along with compatible businesses:

- A) City Council offices and meeting rooms, clerk, administration, finance, attorney, personnel, community development, utilities, and public works administration and engineering. Any additional space for these functions should be in or close to City Hall.
- B) County supervisors offices and meeting rooms, administration, courts, jury commissioner, clerk, auditor, assessor, counsel, district attorney, personnel, engineering, planning and building, environmental coordinator, and voter registration. Any additional space for these functions should be provided in or close to the County Government Center (Courthouse block).

Land Use Element

LU 5.1.5: Health Care

There should be a *health-care area* on Johnson Avenue near Bishop Street (Figure 5). The following functions should be located in the health-care area:

- A) Public Health Department; General Hospital; Mental Health Services.
- B) Other public or private offices or health facilities found to support the continued viability of General Hospital.

If County General Hospital is to be rebuilt, the City will evaluate other sites within the City for public health care facilities, including consideration of convenient access from regional transportation systems.

LU 5.1.6: Social Services

There should be a *social-services area* on South Higuera Street near Prado Road (Figure 5). The following functions should be located in the social services area: County Social Services; California Employment Development and Rehabilitation; federal Social Security Administration. This area should have sufficient space to accommodate regional offices of state and federal agencies.

LU 5.1.7: Related Offices

Public offices not named in LU Policies 5.1.4, 5.1.5, and 5.1.6, but functionally related to them, should be located in the appropriate area.

LU 5.1.8: Unrelated Offices

Public offices not named in LU Policies 5.1.4, 5.1.5, and 5.1.6, and not functionally related to the named offices, should be consolidated at the social services area, or they may be expanded at their present locations or within designated office areas.

LU 5.1.9: Different Offices

Government and private activities of types not listed in LU Policies 5.1.4, 5.1.5, and 5.1.6 may be established in these identified areas, so long as they are compatible with and do not displace the government functions which should be located in the areas.

LU 5.1.10: Other Government Functions

Some government functions which have been provided at certain locations in the City should be located close to related activities, though they should not be bound to any one of the identified centers. Such functions include:

- A) Probation - suitable for the civic center (courts), the County operational center on Highway 1 (sheriff), or the social services area;

- B) Alcohol and drug treatment programs - suitable for the social-services area or the health-care area.

LU 5.1.11: Consolidation Desired

It would be desirable to consolidate government agencies dealing with environmental quality, such as the Regional Water Quality Control Board and the County Air Pollution Control District.

LU 5.1.12: Building Intensity

Buildings in Public Facility areas will have a wide range of characteristics, since they can range from downtown offices and meeting rooms to fire stations and maintenance yards at the edges of the City. The appropriate building intensity for each location will be decided through use permit and architectural review. Generally, the ratio of building floor area to site area should not exceed 1.0 in outlying locations, and 2.0 downtown. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, generally to reflect the standards for these items in neighboring land use districts. Dwellings may be provided only as caretaker quarters, as shelters (with discretionary review), or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring land use district.

LU 5.2: Cultural Facilities

LU 5.2.1: Cooperation

The City should cooperate with other agencies and with community groups to help provide facilities for a library, and for arts and sciences which meet broad community cultural needs.

LU 5.2.2: Mission Plaza Area

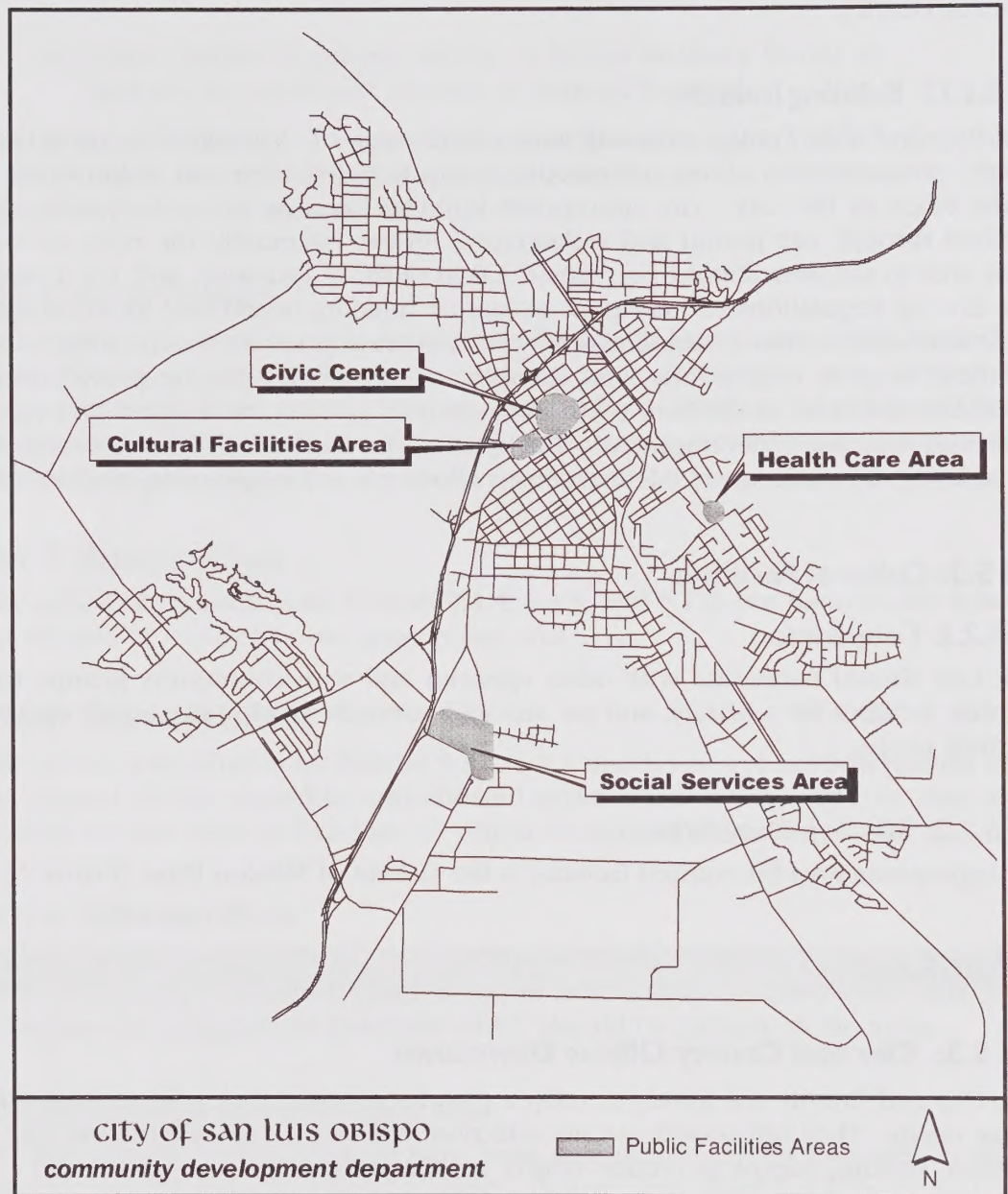
An appropriate area for cultural facilities is the vicinity of Mission Plaza (Figure 5).

PROGRAMS

LU 5.3: City and County Offices Downtown

The City and County will jointly develop a plan for meeting their additional downtown space needs. They will coordinate site selection, building design, circulation and utility services, parking, means to reduce vehicle trips, and funding.

Figure 5 - Public Facilities Areas



LU 5.4: Performing Arts Center

The City, Cal Poly, and the Performing Arts Foundation will jointly develop a large performing arts theater on the Cal Poly campus.



LU 5.5: Community Arts Support

The City will continue to support community arts programs through a variety of means, such as loans, grants, and help in obtaining sites.

LU 5.6: Land Acquisition

The City will attempt to acquire land for cultural facilities or Mission Plaza extension as sites become available.

LU 5.7: Facility Reuse

The City will study its surplus facilities for possible reuse by cultural and non-profit groups.

LU 5.8: Public Art

The City will encourage inclusion of appropriate public art in all projects.

RESOURCE PROTECTION

OVERALL POLICY

LU 6.0.1: Resource Planning

It is the policy of the City to protect its unique natural resources and systems by including their considerations and needs within its planning program, and giving those considerations and needs a planning priority co-equal with that accorded other community needs. Under this policy, the City will make provisions for the continued existence of its natural resources within the community. The term “community” thus includes not only the urbanized human community, dominated by urban land development and technological systems, but also a natural community rich in biological and geological diversity, as well as a pre-urban human community with a strong agricultural base.

PROGRAMS

LU 6.0.2: Overlay Mapping

The City shall develop overlay maps of the City, the urban reserve, and the planning area to guide in land use designations and decision-making. Maps for the City and urban reserve shall be in sufficient detail to highlight all significant natural resources and systems. Maps for the planning area may be at a lesser degree of detail.

The overlay maps shall show at least the following resources: native plant communities, wildlife habitats and corridors, aquatic ecosystems, productive or potentially productive soils (prime or other unique agricultural soil types), viewsheds, hillsides, greenbelt areas. The overlay maps shall also show development constraints such as flood hazard areas, geological hazard areas, soil hazard areas (subsidence, liquefaction), noise impact areas, airport hazard and noise areas, radiation hazard areas.

LU 6.0.3: Land Use Element Map Revision

The overlay maps shall provide the basis for determining where urban development is most appropriate, and where other needs of the community outweigh the desire or need for urban development. As a result of the findings of these overlay maps, the City shall re-evaluate its land use designations and future plans for undeveloped areas, and revise the LUE land use map accordingly.

LU 6.0.4: Resource Protection

Once resource areas worthy of protection are identified, the City shall seek to protect them by easement or other permanent means.

LU 6.1: Open Space Policies

LU 6.1.1: Open Space and Greenbelt Designations

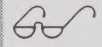
The City shall designate the following types of land as open space:

- A) Upland and valley sensitive habitats or unique resources, as defined in the Open Space Element, including corridors which connect habitats.
- B) Undeveloped prime agricultural soils which are to remain in agricultural use as provided in LU Policy 1.8.2.
- C) Those areas which are best suited to nonurban uses due to: infeasibility of providing proper access or utilities; excessive slope or slope instability; wildland fire hazard; noise exposure; flood hazard; scenic value; wildlife habitat value, including sensitive habitats or unique resources as defined in the Open Space Element; agricultural value; and value for passive recreation.
- D) A greenbelt, outside the urban reserve, that surrounds the ultimate boundaries of the urban area, and which should connect with wildlife corridors that cross the urbanized area.
- E) Sufficient area of each habitat type to ensure the ecological integrity of that habitat type within the urban reserve and the greenbelt, including connections between habitats for wildlife movement and dispersal; these habitat types will be as identified in the natural resource inventory, as discussed in the "Background to this Land Use Element Update" and in Community Goal #8.

Public lands suited for active recreation will be designated Park on the General Plan Land Use Element Map. The City may establish an agricultural designation.

LU 6.1.2: Open Space Uses

Lands designated Open Space should be used for purposes which do not need urban services, major structures, or extensive landform changes. Such uses include: watershed protection; wildlife and native plant habitat; grazing; cultivated crops; and passive recreation. Buildings, lighting, paving, use of vehicles, and alterations to the landforms and native or traditional landscapes on open space lands should be minimized, so rural character and resources are maintained. Buildings and paved surfaces, such as parking or roads, shall not exceed the following: where a parcel smaller than ten acres already exists, five percent of the site area; on a parcel of ten acres or more, three percent. As explained in the Open Space Element, the characteristics of an open space area may result in it being suitable for some open space uses, but not the full range.



LU 1.7
LU 1.8
LU 1.9
LU 1.13.5

LU 6.1.3: Open Space Land Divisions

Parcels within Open Space areas should not be further divided.

LU 6.1.4: Interim Open Space Designation

The General Plan Land Use Element Map shows desired future uses for most land within the urban reserve line. However, the City has not decided the best eventual use for some areas. Such areas are designated Interim Open Space, indicating that they will be suitable for urban development when certain conditions are satisfied. Examples of such conditions include demonstrated need for further urban development that cannot be satisfied on already urbanized land, provision of proper access and utility service, and environmentally acceptable reduction of flood hazards. The Interim Open Space designation is to be changed to an urban classification only when the conditions necessary for development can be satisfied and a certain type of development is approved. After further study, it may be found that permanent Open Space is an appropriate classification for areas initially classified as Interim Open Space.

LU 6.1.5: Interim Open Space Uses and Parcel Sizes

Uses within Interim Open Space areas should be the same as in Open Space areas (LU Policies 6.1.1 and 6.1.2). Interim Open Space areas should not be further subdivided until a development plan or a specific plan is approved (pursuant to LU Policy 1.13.3), except to separate land to be dedicated in fee to the City, or other responsible public or nonprofit agency, for permanent open space.

LU 6.1.6: Eventual Uses

This element identifies intended uses for each area designated Interim Open Space. Such areas are discussed under Optional Use and Special Design Areas, and Hillside Planning.

One area not discussed under those headings is: About 11 acres between Los Verdes Park and San Luis Obispo Creek, which may be used for residential development if the flood hazard is mitigated without significant harm to the creek.

LU 6.2: Hillside Policies

LU 6.2.0: Hillsides

As discussed in the open space section, San Luis Obispo wants to keep open its steeper, higher, and most visible hillsides. Some of the lower and less steep hillside areas, however, are seen as suitable for development, particularly where development is coupled with permanent open space protection of the more sensitive areas. This section focuses on where and how some hillsides may be developed.

The City establishes comprehensive standards and policies for hillside development for the following reasons:



OS 2.0

- A) To protect and preserve scenic hillside areas and natural features such as the volcanic Morros, ridge lines, plant communities, rock outcroppings and steep slope areas that function as landscape backdrops for the community.
- B) To set the limits of commercial and residential development in hillside areas by establishing a permanent open space green belt at the edge of the community.
- C) To protect the health, safety and welfare of community residents by directing development away from areas with hazards such as landslides, wildland fires, flooding and erosion.

LU 6.2.1: Development Limits

Hillsides planning areas should have carefully chosen development limit lines, and special design standards for the areas which can be developed. The location of the development limit and the standards should cause development to avoid encroachment into sensitive habitats or unique resources as defined in the Open Space Element, and public health and safety problems related to utility service, access, wildland fire hazard, erosion, flooding, and landslides and other geologic hazards. Also, the development limit line and the standards should help protect the City's scenic setting. (Locations of hillside planning areas are shown in Figure 6. More precise locations of the development limit line and the urban reserve line are shown on large-scale aerial photographs on file at the Community Development Department; these are part of the Land Use Element.)

LU 6.2.2: Development Standards

Development -including buildings, driveways, fences and graded yard areas- on hillside parcels shall:

- A) Be entirely within the urban reserve line or development limit line, whichever is more restrictive (though parcel boundaries may extend beyond these lines when necessary to meet minimum parcel-size standards), unless one of the following three exceptions applies.
 - 1) A location outside the urban reserve line or development limit line is necessary to protect public health and safety.
 - 2) New wireless telecommunication facilities may be appropriate on South Street Hills inside the three-acre leasehold already developed with commercial and municipal radio facilities, subject to use permit approval and architectural review and approval. Applicants shall comply with all other provisions of this section, and demonstrate that (a) new facilities will not individually or additively interfere with City radio equipment necessary for emergency response coordination, and (b) will not cause on-site radio frequency radiation levels to exceed exposure standards established for the general public by the

Land Use Element

American National Standards Institute.

- 3) Where a legally built dwelling exists on a parcel which is entirely outside the urban reserve line or development limit line, a replacement dwelling may be constructed subject to standards B through H below.
 - B) Keep a low profile and conform to the natural slopes;
 - C) Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;
 - D) Minimize grading of roads;
 - E) Minimize grading on individual lots; generally, locate houses close to the street; minimize the grading of visible driveways;
 - F) Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;
 - G) Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;
 - H) Minimize exterior lighting.

LU 6.2.3: Parcels Crossing the Limit Lines

Before development occurs on any parcel which crosses the urban reserve or development limit lines, the part outside the lines shall be protected as permanent open space.

LU 6.2.4: Development Credit Transfer

Any residential development credit obtained from Open Space designations outside the urban reserve line or development limit line should be transferred to land inside the lines.

LU 6.2.5: Homesites Outside the Limit Lines

Where homesites are to be developed outside the urban reserve or development limit lines, and beyond the City's jurisdiction, they should:

- A) Be on land sloping less than 15 percent;
- B) Have effective emergency-vehicle access from a City street or County road;
- C) Be on a geologically stable site;

- D) Have adequate water supply for domestic service and fire suppression;
- E) Avoid areas with high wildland fire hazard;
- F) Be next to existing development;
- G) Avoid significant visual impacts.

LU 6.2.6: Hillside Planning Areas

Hillside policies apply to all hills in and around the City. Specific policies to address particular concerns for the areas as shown on Figure 6 are listed below. For each of these areas, land above the development limit line should be secured as permanent open space.

- A) The Cal Poly - Cuesta Park area includes the hill east of Cal Poly and north of Highway 101 near Cuesta Park. Development should be separated or protected from highway traffic noise and should have adequate fire protection. Architectural review should be required for development of lots fronting Loomis Street.
- B) The Woodland Drive area includes vacant land where residential development may occur in the vicinity of the high school and residential or medical-care facilities may occur in the vicinity of the hospital. Before further subdivision or development of any of certain vacant land near Woodland Drive (Figure 7) a specific plan or development plan should be approved. This plan should address the following, in addition to relevant items as noted in LU Policy 2.3.1.
 - 1) The location and design of new public streets and private drives serving several owners, and any necessary changes to existing streets in the area;
 - 2) Water and sewer systems, including new storage tanks, pumps, main pipes, and access roads, and changes to existing facilities necessary for adequate service to the area;
 - 3) New parcels and existing parcels to be changed or combined;

Land Use Element

- 4) Location of building sites on parcels next to or crossing the urban reserve line;
 - 5) Areas to be kept open through easements or dedication of fee ownership;
 - 6) A program for transferring development potential, consistent with these hillside planning policies;
 - 7) Location of creek easements to provide flood protection and to protect existing creekside vegetation;
 - 8) Phasing of development and public improvements.
- C) The Goldtree area extends up the hill from the Alrita Street neighborhood. This is a minor expansion area which can accommodate single-family houses.
- 1) In addition to meeting the usual criteria for approving minor annexations, this area should:
 - a) Provide a gravity-flow water system giving standard levels of service to all developed parts of the expansion area and correcting water-service deficiencies in the Alrita Street neighborhood;
 - b) Correct downslope drainage problems to which development within the expansion area would contribute.
 - 2) A development plan or specific plan for the whole expansion area should be adopted before any part of it is annexed, subdivided, or developed. (Existing houses inside the urban reserve line need not be annexed along with any new subdivision.)
 - 3) All new houses and major additions to houses should be subject to architectural review.
- D) The Orcutt area includes land on the western flanks of the Santa Lucia foothills east of the Southwood Drive neighborhood and Orcutt Road.

Before further subdivision or development of land between the 320-foot and 460-foot elevations, land above the 460-foot elevation should be secured as permanent open space. All building sites should be below the 460-foot elevation.

- E) The Margarita area includes the southern slopes of the South Street Hills. No building sites should be located above the development limit line.
- F) The Stoneridge area includes land on the northern slopes of South Street Hills. Development west of the end of Lawrence Drive should be subject to architectural review and to measures assuring that building sites will be stable.
- G) The Calle Joaquin area should allow the continuation of a commercial use for the existing building on the hill, but no further development.
- H) The Irish Hills area should secure permanent open space with no building sites above the 150-foot elevation, in conjunction with any subdivision or development of the lower areas. (See also Optional Use and Special Design Areas.)
- I) The Billygoat acres area extends into the Irish Hills above Prefumo Creek. No further development should occur beyond the urban reserve line.
- J) The Prefumo Creek area extends into the Irish Hills west of Prefumo Canyon Road. Development should be limited to areas within the URL with permanent protection of the creeks and upper hillsides.
- K) The Madonna area includes land west of Highway 101 on the lower slopes of Cerro San Luis and the northeast slopes of the foothill bordering Laguna Lake Park.
 - 1) A specific plan or development plan for the whole area should be adopted before any part of it is annexed, subdivided, or further developed.
 - 2) Upon amendment to an urban designation, the area designated Interim Open Space may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.



LU 8.9

Land Use Element

- 3) The area immediately west of Highway 101 should be retained as an open space buffer.
 - 4) Any plan for further development in this area must address reconfiguration of the Marsh Street interchange.
- L) The Luneta Drive area includes parcels which may be used for houses, so long as new construction and major additions to the houses are approved by the Architectural Review Commission.

LU 6.3: Hillside Programs

LU 6.3.1: Designating Sensitive Sites

Subdivision approval in hillside planning areas will include designation of “sensitive sites,” which are subject to architectural review.

LU 6.3.2: Transfer of Development Credits

The City will add a “development transfer” section in its Zoning Regulations, to encourage the transfer of residential development allowed on land outside the urban reserve line to suitable land within the line, regardless of land ownership.

LU 6.3.3: Architectural Guidelines

Through architectural review guidelines, the City will establish the presumption that all hillside development occurs on sensitive sites, where architectural review is required. The Community Development Director will screen all proposals to identify any which do not need architectural review.

LU 6.3.4: Maximum Building Height

The City will consider means to mitigate the visual impacts of hillside houses, including revising the way maximum building height is determined.

Figure 6 - Hillside Planning Areas

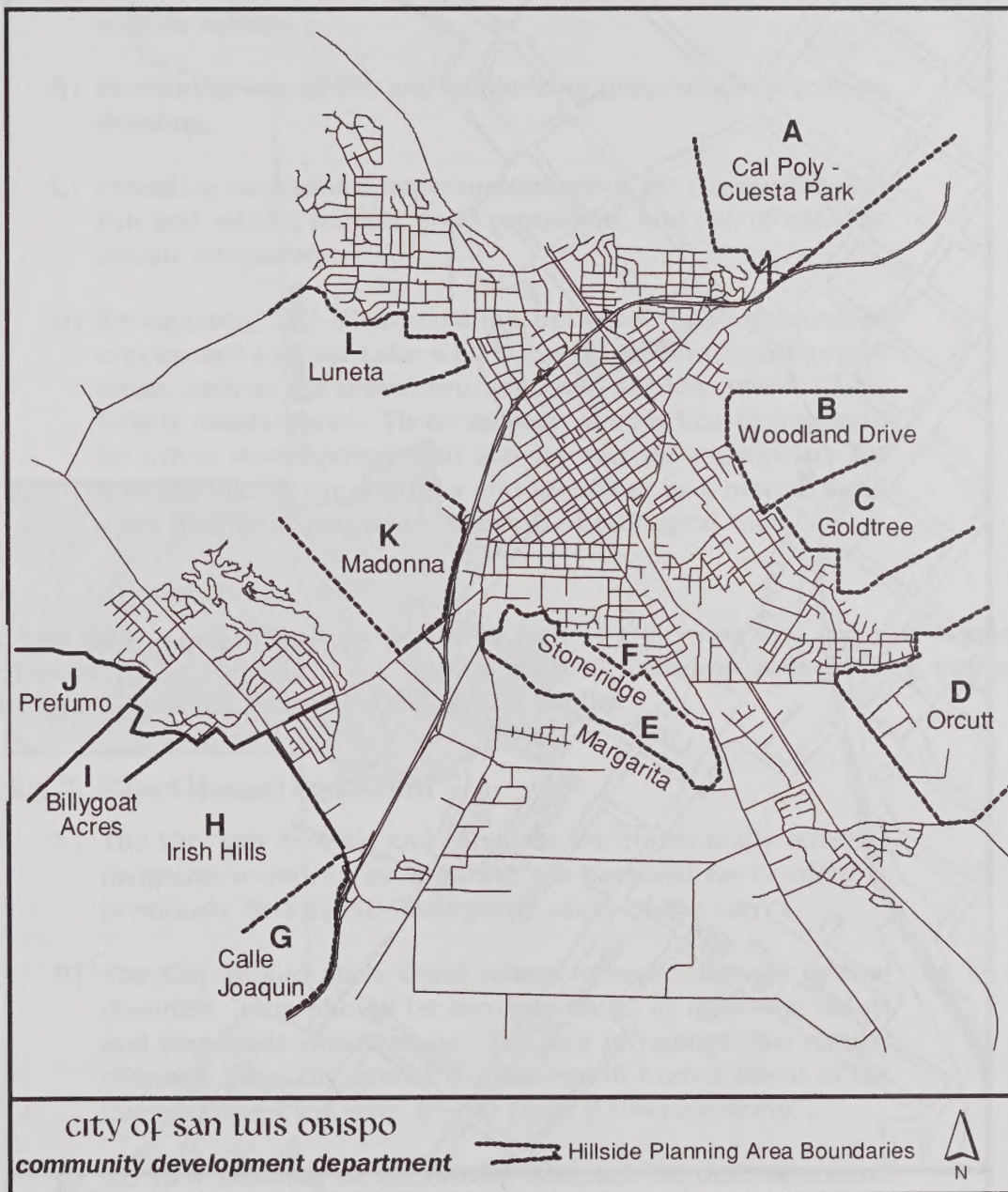
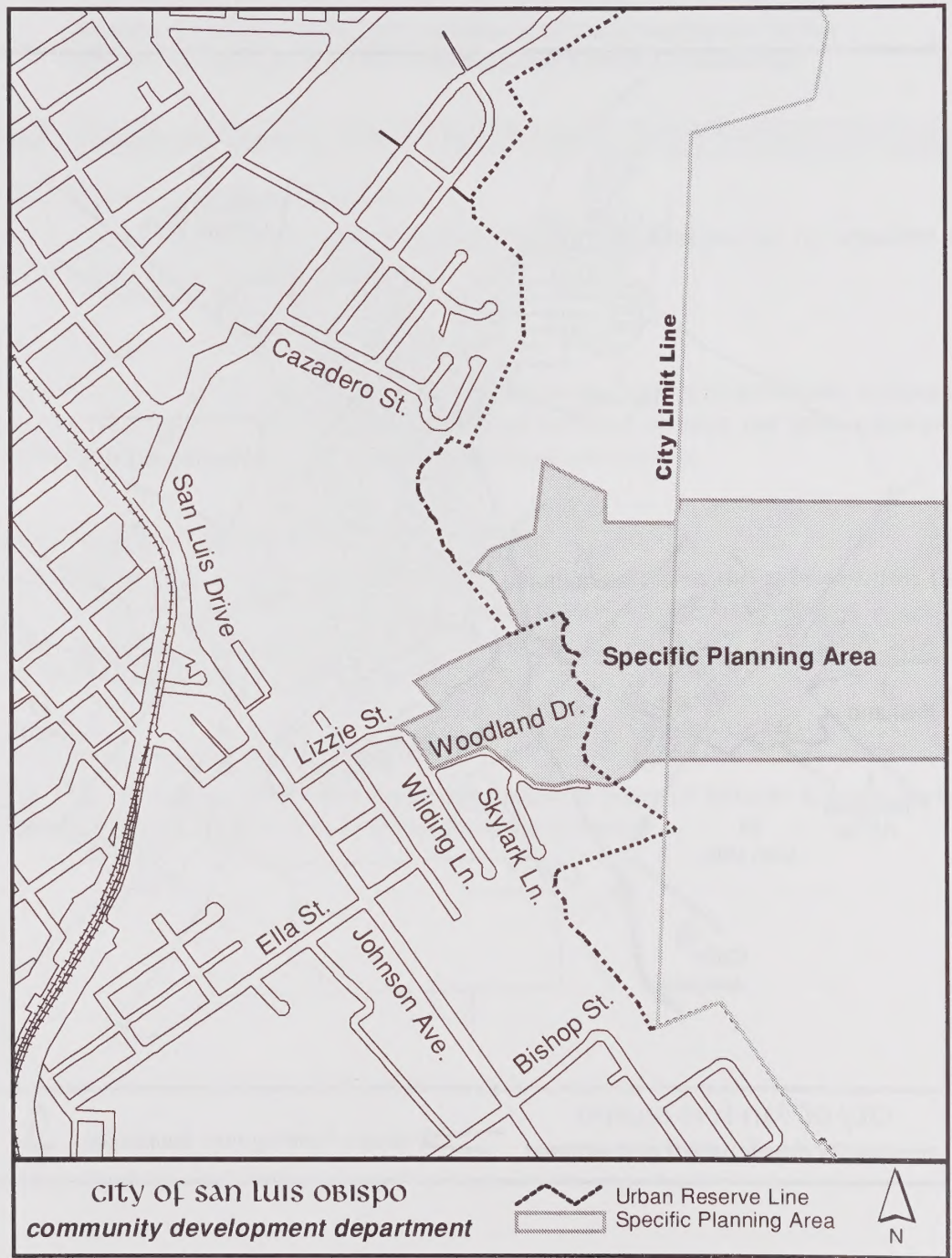


Figure 7 - Woodland Drive Specific Planning Area



LU 6.4: Creeks, Wetlands and Flooding Policies**LU 6.4.1: Creek and Wetlands Management Objectives**

The City should manage its lake, creeks, *wetlands*, floodplains, and associated wetlands to achieve the multiple objectives of:

- A) Maintaining and restoring natural conditions and fish and wildlife habitat;
- B) Preventing loss of life and minimizing property damage from flooding;
- C) Providing recreational opportunities which are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.
- D) Recognizing and distinguishing between those sections of creeks and Laguna Lake which are in previously urbanized areas, such as the downtown core, and sections which are in largely natural areas. Those sections already heavily impacted by urban development and activity may be appropriate for multiple use whereas creeks and lakeshore in a more natural state shall be managed for maximized ecological value.

LU 6.4.2: Citywide Network

The lake, creeks, and wetlands should be part of a citywide and regional network of open space, parks, and -where appropriate- trails, all fostering understanding, enjoyment, and protection of the natural landscape and wildlife.

LU 6.4.3: Flood Hazard Reduction

- A) The City will develop and carry out environmentally sensitive programs to reduce or eliminate the potential for flooding in previously developed, flood-prone areas of the City.
- B) The City should allow flood waters to move through natural channels. Flow should be accommodated by removing debris and man-made obstructions. The City recognizes that natural channels generally cannot contain runoff from a storm of the intensity expected once in 100 years ("100-year storm").
- C) No new building or fill should encroach beyond, or extend over, the top-of-bank of any creek.

Land Use Element

- D) Within predominantly developed areas (such as downtown) infill, remodel, and replacement projects should not displace more flood water than previous structures on the site or in the vicinity. Commercial buildings may be flood-proofed where providing floor levels above the 100-year storm flow is not appropriate due to adjacent improvements. New infill buildings may be required to have greater setbacks than their older neighbors.
- E) Within new development areas, such as the potential expansion areas shown in Figure 2, substantial displacement of flood waters should be avoided by:
 - 1) Keeping a substantial amount of flood-prone land in the vicinity as open space;
 - 2) Enlarging man-made bottlenecks, such as culverts, which contribute to flood waters backing up from them;
 - 3) Accommodating in such places uses which have relatively low ratios of building coverage to site area, for which shallow flooding of parking and landscape areas would cause minimum damage.
 - 4) Requiring new buildings to be constructed above the 100-year flood level.
- F) Creek alterations shall be considered only if there is no practicable alternative, consistent with the Open Space Element.

LU 6.4.4: Amenities and Access

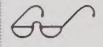
New public or private developments adjacent to the lake, creeks, and wetlands must respect the natural environment and incorporate the natural features as project amenities, provided doing so does not diminish natural values. Developments along creeks should include public access across the development site to the creek and along the creek, provided that wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained, consistent with the Open Space Element.

LU 6.4.5: Open Channels

All open channels should be kept open and clear of structures in or over their banks. When necessary, the City may approve structures within creek channels under the limited situations described in the Open Space Element.



OS 3.0



LU 6.4.6: Creek Setbacks

- A) The City should establish *creek setbacks*, consistent with the Open Space Element, to include: an appropriate separation from the physical top of bank; the appropriate floodway, as identified in the Flood Management Policy; native riparian plants or wildlife habitat; space for paths called for by any City-adopted plan. (See the Open Space Element for additional standards.)
- B) The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, above-ground utilities, and outdoor commercial storage or work areas.
- C) Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.
- D) The features which normally would be outside the creek setback may be permitted to encroach where there is no practicable alternative, to allow reasonable development of a parcel, consistent with the Open Space Element.
- E) Existing bridges may be replaced or widened, consistent with the criteria of the Open Space Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for traffic circulation, access, utilities, and reasonable use of adjacent properties.

LU 6.4.7: Porous Paving

The City encourages the use of porous paving to facilitate rainwater percolation. Parking lots and paved outdoor storage areas shall, where practical, use one or more of the following measures to reduce surface water runoff and aid in groundwater recharge: porous paving; ample landscaped areas which receive surface drainage and which are maintained to facilitate percolation; drainage detention basins with soils that facilitate percolation.

LU 6.5: Creeks and Flooding Programs

LU 6.5.1: Previously Developed Areas

To limit the potential for increased flood damage in previously developed areas, the City will:

- A) Ensure that infill, remodel, and replacement projects:
 - 1) Do not displace more flood water than previous structures on a site;

Land Use Element

- 2) Do not contribute floating debris to flood waters;
 - 3) Have finish floors at least one foot above the flood level or, if this is not practical, be flood-proofed, to minimize risk to life and damage to utilities, furnishings, merchandise, and equipment.
- B) Require new infill buildings to have greater setbacks than their older neighbors, when necessary to achieve the purposes of this section.
- C) Remove man-made obstruction from channels.
- D) Ensure that any new development in the watershed detains rather than accelerates runoff from development sites.

LU 6.5.2: County and Property Owners

The City will coordinate with the County and with property owners to control erosion within the watershed.

LU 6.5.3: Ownership and Easements

The City will obtain fee ownership, or easements, for drainage, maintenance, and appropriate public access, for wetlands and creek channels.

LU 6.5.4: Man-made Obstructions

The City will maintain the creeks free of man-made obstructions.

LU 6.5.5: Restoration at Development Sites

The City will require protection and restoration of wetlands and creek channels for fish and wildlife habitat within development sites.

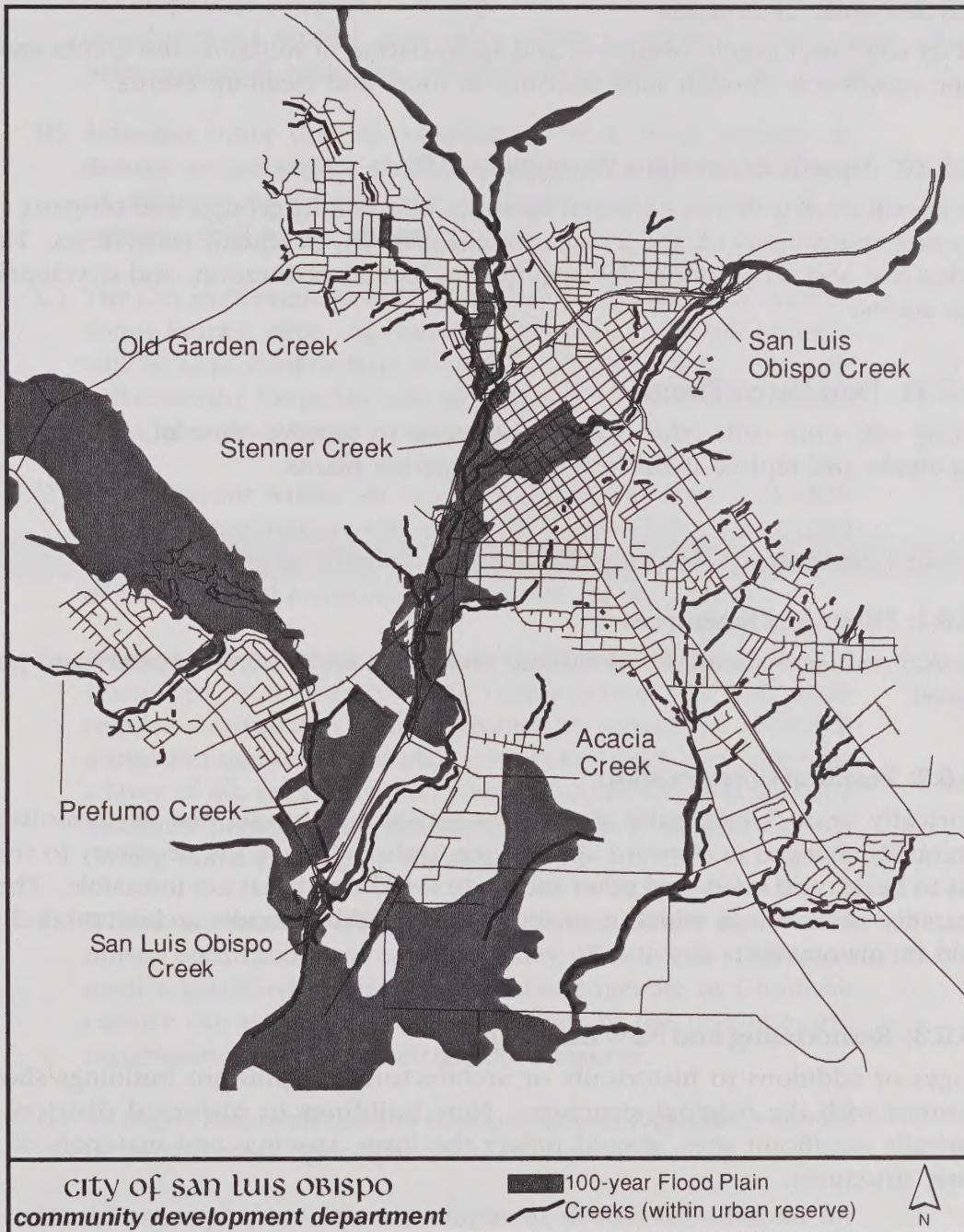
LU 6.5.6: National Flood Insurance Program

The City will administer the National Flood Insurance Program standards.

LU 6.5.7: Wide Cooperation

The City will work with the U. S. Army Corps of Engineers, U. S. Fish and Wildlife Service, California Department of Fish and Game, Regional Water Quality Control Board, County Flood Control District, the County Land Conservancy, and other interested groups and individuals to assure that its own activities and the development it regulates conform with flood-control and habitat-protection objectives.

Figure 8 - Creeks and Floodplains



Land Use Element

LU 6.5.8: Creekside Care and Notification

In maintaining creek channels to accommodate flood waters, the City will notify owners of creeks and adjacent properties in advance of work, and use care in any needed removal of vegetation.

LU 6.5.9: Public Awareness

The City will foster public awareness and appreciation of wetlands and creeks and other aquatic ecosystems through such activities as tours and clean-up events.

LU 6.5.10: Aquatic Ecosystem Management Plan

The City will work with other affected agencies, community groups, and property owners to prepare an inventory of, and a management plan for, all aquatic ecosystems. The plan will describe and set priorities for acquisition, habitat restoration, and development of public access.



OS 3.1.2

LU 6.5.11: Non-Native Plants

The City will work with other affected agencies to remove harmful, nonnative plants along creeks and replace them with native, riparian plants.

LU 6.6: Community Heritage Policies



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LU 6.6.1: Historical Resources

Historical resources should be identified, preserved, and where necessary and possible, restored.

LU 6.6.2: Building Conservation

Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to avoid the threat are infeasible. The street appearance of buildings which contribute to a neighborhood's architectural character should be maintained.

LU 6.6.3: Remodeling and New Buildings

Changes or additions to historically or architecturally significant buildings should be consistent with the original structure. New buildings in historical districts, or on historically significant sites, should reflect the form, spacing, and materials of nearby historic structures.

LU 6.6.4: Archaeological Resources

- A) The City shall provide for the protection of both known and potential archaeological resources. To avoid development on important archaeological sites, all available measures, including purchase of fee interest or development rights, shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.
- B) Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites or unauthorized collecting of artifacts, shall be prohibited.
- C) The City shall establish and maintain archaeological site records about known sites. Specific archaeological site information will be kept confidential to protect the resources. The City will maintain, for public use, generalized maps showing known areas of archaeological sensitivity.
- D) Development within an archaeologically sensitive area shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture, prior to a determination of the potential environmental impacts of the project.
- E) Where a preliminary site survey finds substantial archaeological resources, before permitting construction, the City shall require a mitigation plan to protect the resources. Possible mitigation measures include: project redesign; covering with a layer of fill; excavation and removal under the direction of a qualified professional; presence of a qualified professional during initial grading or trenching.
- F) Where substantial archaeological resources are discovered during construction or other activities, all activities shall cease until a qualified archaeologist knowledgeable in Chumash culture can determine the significance of the resource and recommend alternative mitigation measures.
- G) All Native American cultural sites and archaeological sites should be protected as open space wherever possible.
- H) All areas proposed for development should be surveyed for significant Native American resources before planning is finalized.

Land Use Element

- I) Native American participation should be included in the City's guidelines for resource assessment and impact mitigation. Native American monitors should be present during archaeological excavation, and during construction in an area likely to contain cultural resources.
- J) The City will respect the fact that sites may be culturally significant to Native Americans even if they have lost their scientific archaeological integrity through previous disturbance, and that artifacts may have intrinsic value even if their archaeological context has been disturbed.
- K) The Native American community should be consulted as knowledge of cultural resources expands and as the City considers updates or significant changes to its General Plan.

LU 6.7: Community Heritage Programs

LU 6.7.1: Cultural Heritage Committee

The City will maintain its Cultural Heritage Committee to help identify, and advise on suitable treatment for, archaeological and historical resources. The Cultural Heritage Committee will continue to develop information on historic resources and provide guidance to owners to help restoration efforts.

LU 6.7.2: Property Maintenance and Restoration

The City will continue a financial assistance program which encourages owners to maintain and restore historic properties.

LU 6.7.3: Architectural Review

The City will expand its Architectural Review Guidelines to offer more specific guidance on the construction of new buildings within historic areas.

LU 6.7.4: Public Awareness

The City will foster public appreciation of historic resources by sponsoring educational programs.

LU 6.7.5: Archaeological Survey Standards

The Cultural Heritage Committee will prepare standards concerning when and how to conduct archaeological surveys, and the preferred methods of preserving artifacts.

LU 6.7.6: Displays

The Cultural Heritage Committee and the County Archaeological Society will help display artifacts which illuminate past cultures.

AIRPORT AREA**POLICIES****LU 7.1: Regional Service**

The airport will continue to serve the region, consistent with the approved Airport Master Plan.

LU 7.2: Airport Land Use Plan

Development should be permitted only if it is consistent with the San Luis Obispo County Airport Land Use Plan. Prospective buyers of property which is subject to airport influence should be so informed.



CI 10.1

LU 7.3: City Annexation and Services

The City intends to actively pursue annexation of the Airport Area. Airport Area land inside the urban reserve shall be considered for annexation if it meets the criteria stated in Policy 1.13.3.A. Annexation of areas that do not meet these interim annexation criteria may be annexed subject to completion of environmental and economic studies and a specific plan. Pending annexation:

- A) Any urban development approved by the County shall be consistent with City development standards; and
- B) Urban development and provision of adequate resources and services needed citywide shall be closely monitored.

LU 7.4: Greenbelt Protection

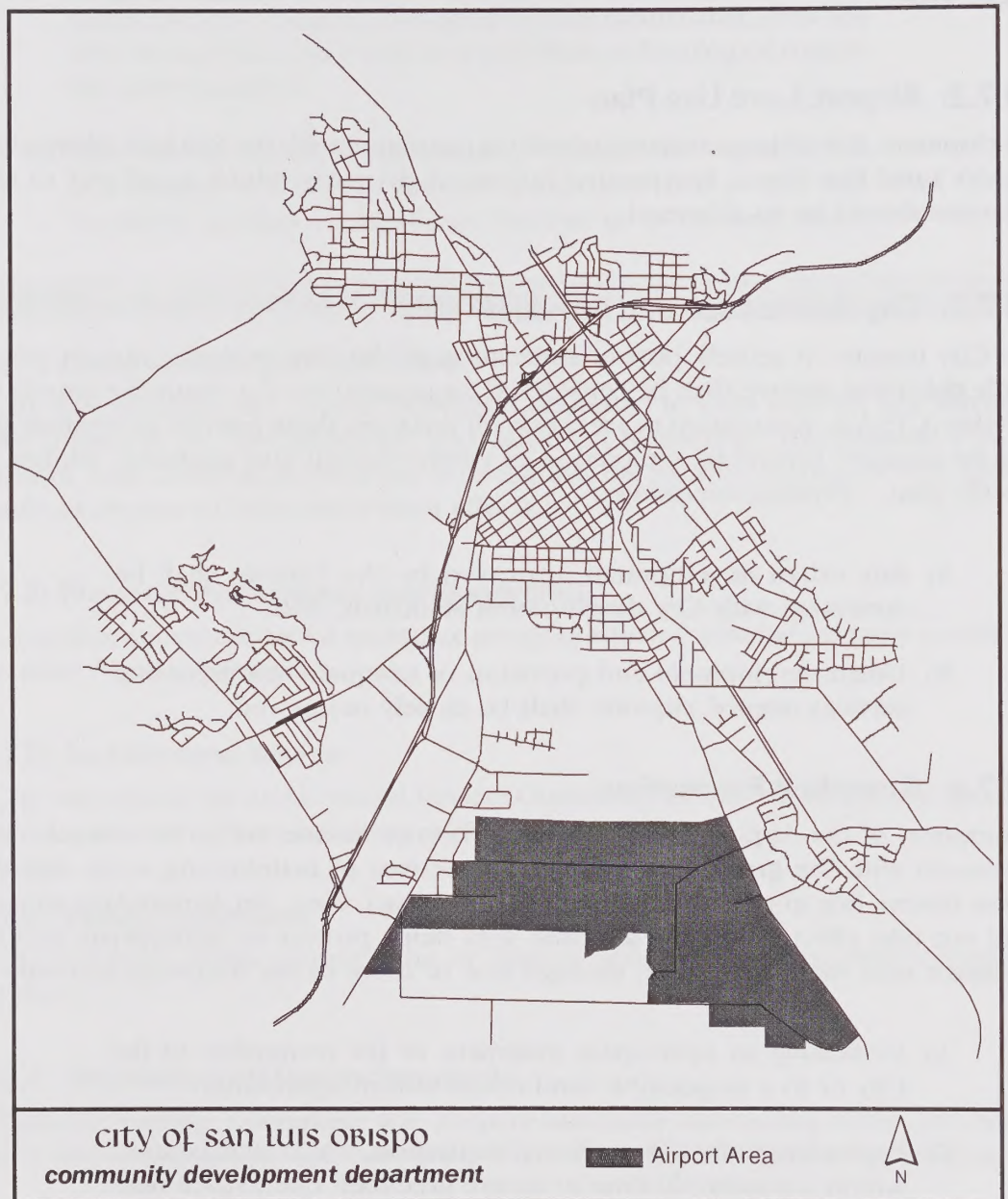
Annexation of the Airport Area, whether it occurs as one action or several, shall be consistent with the growth management objectives of maintaining areas outside the urban reserve line in rural, predominantly open space uses. An Airport Area annexation shall not take effect unless the annexed area helps protect an appropriate part of the greenbelt near the Airport Area, through one or more of the following methods:



LU 6.2.3

- A) Dedicating an open-space easement or fee ownership to the City or to a responsible land-conservation organization.
- B) Paying fees to the City in-lieu of dedication, which shall be used within a reasonable time to secure greenbelt open space near the Airport Area.

Figure 9 - Airport Area



LU 7.5: Internal Open Space

The areas designated for urban uses, but not necessarily each parcel, should include open areas as site amenities and to protect resources, consistent with the Open Space Element. In addition, wildlife corridors across the Airport Area shall be identified and preserved.

LU 7.6: Development Before Annexation

- A) Areas which are designated for eventual urban development may be developed during the interim with *rural residential* or *rural commercial* uses. In such areas, County development standards and discretionary review should assure that projects will not preclude options for future urban development consistent with the City's planning policies and standards. Before any discretionary County land-use or land-division approval for such areas, a development plan for the site should be prepared, showing that circulation, water and other utility, and drainage proposals will be compatible with future annexation and urban development.
- B) Any development within the urban reserve approved by the County prior to annexation should comply with City standards for roadway cross-sections, bus stops, walking and bicycle paths, landscaping, view protection, setbacks, preferred site layouts, and architectural character.

LU 7.7: Transit Service

Transit service linking development sites with the citywide bus system should be provided concurrent with any additional urban development in the Airport Area.



CI 10.6

LU 7.8: Specific Plan

The City will prepare a specific plan for land uses, habitat protection, circulation, utilities, and drainage within the Airport Area.

LU 7.9: Business Parks**LU 7.9.1: Location and Uses**

Business parks may be developed in areas designated for them. Business parks are to accommodate research and development and light manufacturing in a campus like setting. They should provide high quality design of public and private facilities. Land designated for a business park should not be further divided or developed until the City annexes the area and approves a master plan for the business park.

Land Use Element

LU 7.9.2: Building Intensity

Building location and intensity standards will be provided in a specific plan for each business park. The ratio of building floor area to site area shall not exceed 1.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Dwellings may be provided only as caretaker quarters or as part of a specially approved mixed-use development. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area.

LU 7.10: Recreation Area

The large Recreation space shown in the Airport Area is to be a golf course or other outdoor recreational use such as sports fields, irrigated with non-potable (probably reclaimed) water.

PROGRAMS

LU 7.11: Specific Plan

The City will work with Airport Area property owners to complete a specific plan.

LU 7.12: Airline Service and Impacts

The City will work with the County to assure that airline services and conditions in the vicinity of the airport are consistent with the Circulation Element policies.

LU 7.13: Growth Management

The City will annex the area and accommodate incremental development consistent with the growth management policies, including those concerning adequacy of resources and services and development paying its own way.

LU 7.14: Open Space Dedication and In-lieu Fees

In approving development proposals, the City will assure that Airport Area properties secure protection for any on-site resources as identified in the Open Space Element. These properties, to help maintain the greenbelt, shall also secure open space protection for any contiguous, commonly owned land outside the urban reserve. If it is not feasible to directly obtain protection for such land, fees in lieu of dedication shall be paid when the property is developed, to help secure the greenbelt in the area south of the City's southerly urban reserve line. The City shall set fee levels that would be appropriate in-lieu of open space dedication.



LU 6.2.3

OPTIONAL USE & SPECIAL DESIGN AREAS

POLICIES

In areas LU Policy 8.1 through 8.5, renovation of streetscapes, landscaping, and building facades is encouraged. The City should work with property owners to prepare area plans containing design guidelines and implementation programs. Programs may include implementation incentives, such as variations from development standards or loan funds.

LU 8.1: Madonna Road Regional Shopping Area

LU 8.2: Foothill Boulevard Area

LU 8.3: Broad Street Area

LU 8.4: Santa Barbara Street Area

LU 8.5: Mid-Higuera Area

The City will prepare and adopt a plan for this multi-block commercial area showing any desired street and driveway changes, flood mitigation measures, and opportunities for a linear park along San Luis Obispo Creek. The plan could also serve as a “conceptual redevelopment plan,” guiding private construction on sites affected by any widening of Higuera Street or San Luis Obispo Creek.



LU 3.1.4

LU 8.6: Drive-in Theater Area

This 25-acre area should be further developed only if flooding can be mitigated without significant harm to San Luis Obispo Creek. Until flood hazards are mitigated, continued agricultural use and low-intensity recreational use are appropriate. Any use drawing substantial regional traffic also depends on providing a full interchange at Prado Road and extending Prado Road to connect with Madonna Road.

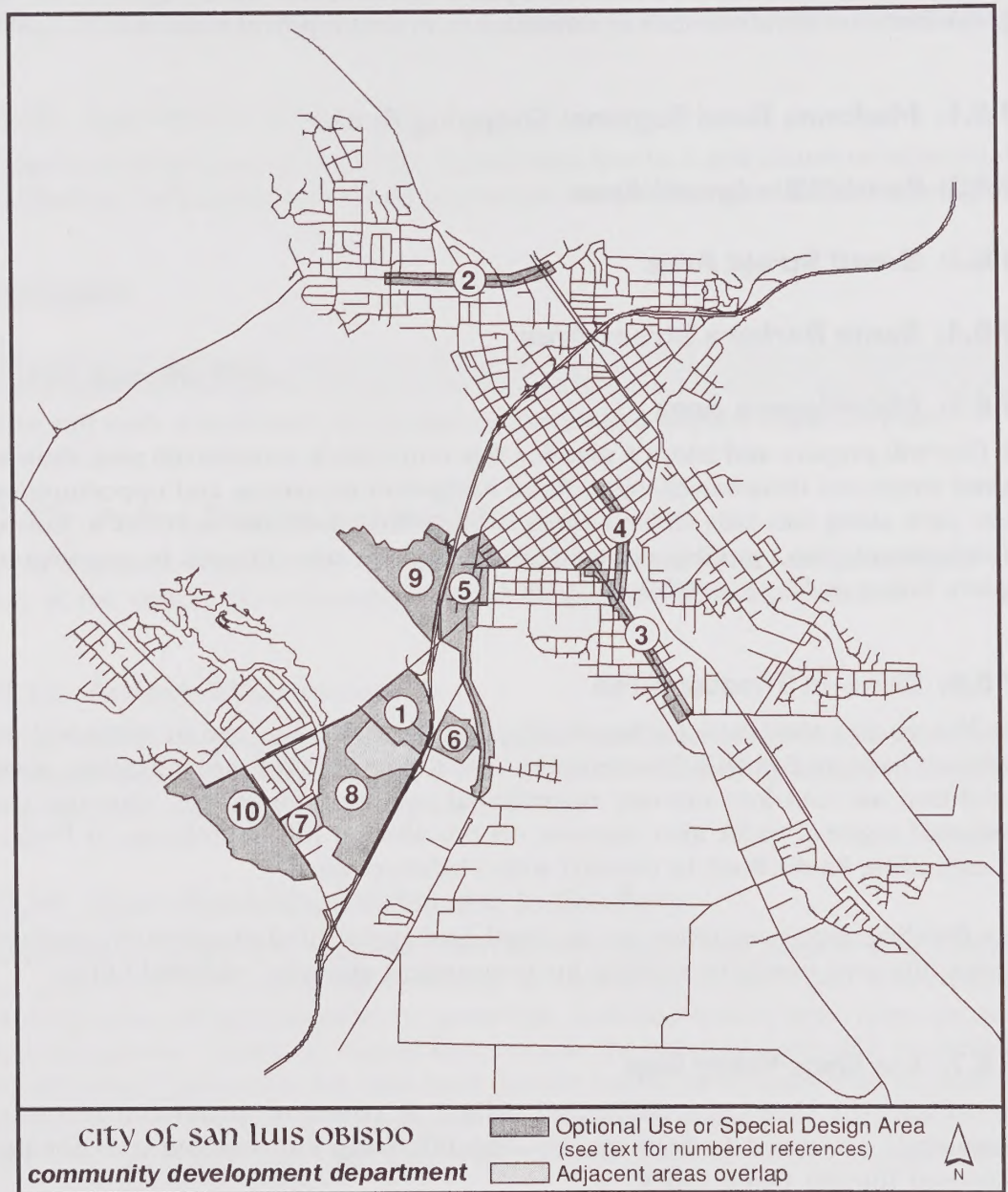
Once flooding and access issues are resolved, and agricultural preservation requirements are met, the area would be suitable for government agencies' regional offices.

LU 8.7: Los Osos Valley Gap

This 16-acre site should be developed if land in common ownership to the east is permanently preserved as open space. The following are possible uses for the area designated Interim Open Space.

- A) Vehicle sales;
- B) Multifamily housing;

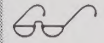
Figure 10 - Optional Use and Special Design Areas



- C) An open space corridor, trail, or both, to connect Laguna Lake Park and Prefumo Creek with the Irish Hills.

LU 8.8: Dalidio-Madonna-McBride Area

This approximately 180-acre area of prime farm land bounded by Madonna Road, Highway 101, Central Coast Plaza, and Prefumo Creek is in three ownerships. The City intends to preserve significant parts of this signature working agricultural landscape at the southern gateway to San Luis Obispo.



OS 10.2.1

LU 8.9: Madonna Area

LU 8.9.1: Hillside Protection

This area may be developed further only if surrounding hillsides are permanently protected as open space.

LU 8.9.2: Extension of Existing Tourist Facilities

Upon amendment to an urban designation, the area designated Interim Open Space may accommodate a generously landscaped, low-intensity extension of the existing tourist facilities. Development locations and building forms should respect the area's extraordinary visual quality and natural slopes, and should maintain views of the mountain from the highway and nearby neighborhoods.

LU 8.9.4: Open Space Buffers

The area immediately west of Highway 101 should be retained as an open space buffer.

LU 8.9.5: Marsh Street Interchange

Any plan for further development in this area must address reconfiguration of the Marsh Street interchange.

LU 8.10 Irish Hills Area

This approximately 110-acre area extends from Los Osos Valley Road to the base of the Irish Hills, and from Madonna Road to Auto Park Way. It shall be zoned Conservation/Open Space upon annexation, and shall be zoned for appropriate urban districts upon approval of development plans.

LU 8.10.1: Medium Density Residential Development

About 38 acres northerly from the vicinity of the Garcia Drive intersection is designated Medium-Density Residential. This area may accommodate about 500 dwellings. There should be a range of housing types, with low-density, medium-density, and medium-high density development each occupying about one-third of the area.

Land Use Element

While a specific plan is not required, development plans (described in LU Policy 1.13.3) are required and should include the following:

- A) Street intersections consistent with the Circulation Element and no driveway access, to minimize disruption of traffic flow along Los Osos Valley Road.
- B) Pedestrian, bicycle, and vehicle access between any separate development sites, in addition to access provided by Los Osos Valley Road.
- C) Sufficient setbacks for traffic noise mitigation.
- D) Building heights, setbacks, and spacing to allow views of the Irish Hills from Los Osos Valley Road.
- E) Permanent open space protection of hill areas at least equal to the development area.

LU 8.10.2: General Retail

About 72 acres southerly from the vicinity of the Garcia Drive intersection is designated General Retail.

While a specific plan is not required, development plans (described in LU Policy 1.13.3) are required and should include the following:

- A) Street intersections consistent with the Circulation Element and no driveway access, to minimize disruption of traffic flow along Los Osos Valley Road.
- B) Pedestrian, bicycle, and vehicle access integrating circulation among any separate development sites, in addition to access provided by Los Osos Valley Road.
- C) Building heights, setbacks, and spacing to allow views of the Irish Hills from Los Osos Valley Road.
- D) Permanent open space protection of hill areas at least equal to the development area.

REVIEW & AMENDMENT

POLICIES

LU 9.1: Comprehensive Reviews

The City should conduct a comprehensive review of this element about every ten years, and at other times deemed necessary by the City Council, considering possible changes in citizen's preferences, technology, population characteristics, and regional plans.

LU 9.2: Amendment Proposals

Amendments to this element, requested by citizens or deemed useful by the Planning Commission or the City Council, will be considered by the City. Such amendments should be considered in groups, not more than four times each year.

LU 9.3: Annual Report

The City will prepare an annual report on the status of the general plan, during the first quarter of each calendar year, to include the following:

- A) A summary of private development activity and a brief analysis of how it helped meet general plan goals;
- B) A summary of major public projects and a brief analysis of how they contributed to meeting general plan goals;
- C) An overview of programs, and recommendations on any new approaches that may be necessary.
- D) A status report for each general plan program scheduled to be worked on during that year, including discussion of whether that program's realization is progressing on schedule, and recommendations for how it could better be kept on schedule if it is lagging;
- E) A status report on how the City is progressing with implementing its open space preservation policies and programs;
- F) Updated population or other information deemed important for the plan.

IMPLEMENTATION

POLICIES

LU 10.1: Zoning Regulations

Zoning regulations consist of the zoning map, lists of uses allowed in certain zones, property-development standards such as maximum building height and minimum parking, and procedures intended to give the interests of development applicants and other citizens fair consideration.

LU 10.2: Subdivision Regulations

Subdivision regulations cover the division of land into parcels which can be sold, and set basic standards for streets and utilities.

LU 10.3: Architectural Review

Architectural review applies to the layout and outdoor appearance of new housing tracts, multifamily developments, hillside development, stores, offices, and manufacturing buildings, and remodeling of some downtown buildings and historical buildings.

LU 10.4: Grading Regulations

Grading regulations limit the amount and methods of reshaping the ground to accommodate development.

LU 10.5: Budgets

Budgets spell out how City funds will be obtained and spent, particularly the capital improvement program, a multiyear list of major facilities and equipment which the City will buy or build. The capital improvement program includes water sources and sewage treatment equipment, water and sewer lines, and streets and bridges. The Planning Commission reviews this program for conformity with the general plan.

LU 10.6: Property Management

Property management covers buying land for new City facilities and for public open space, and selling or leasing land no longer needed for a City government function.

LU 10.7: Development plans and specific plans

Development plans and specific plans bridge between general policies and actual construction plans.

LU 10.8: Public Planning

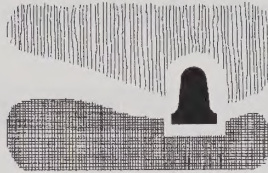
Public planning is a way for the City and its Citizens to help shape the City's future environmental quality. Before considering private proposals for a major development, such as a specific plan, special-design area, or a large subdivision or planned development not within a specific plan, the City should conduct an evaluation of environmental opportunities and constraints, to which a private proposal can respond. Features to be examined include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, wildlife habitats, scenic values and impacts, agricultural values, open space preservation, aquatic ecosystems, air quality, sustainability impacts, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources.

LU 10.9: Environmental Review

Environmental review is a formal way to inform the public and decision-makers of the expected consequences of their actions. Two common types of environmental documents are environmental impacts reports and "initial studies." Before considering private proposals for a major development, such as a specific plan or special-design area, the City should conduct an evaluation of environmental opportunities and constraints, to which a private proposal can respond. Features to be examined would include toxic contamination, airport operations, ground slopes, seismic hazards, soil and groundwater characteristics, significant wildlife habitats, road and rail traffic noise, water and sewer service limits, access and circulation, and historic and archaeological resources.

LU 10.10: Communication

Communication, ranging from informal staff discussions to letters from the City Council, lets other agencies know the City's position based on the general plan.



city of san luis obispo

Housing Element

September 1994

1.0 SAFETY

1.1 GOAL

H 1.1.1: Safety

Provide safe shelter for all residents. (p12, 1.21)



1.2 POLICIES

H 1.2.1: Citizen Assistance

Assist those citizens unable to obtain safe shelter on their own. (p12,1.21.1)

H 1.2.1: Code Enforcement

Maintain a level of housing code enforcement sufficient to abate unsafe conditions and maintain safe housing. (p12,1.21.2)



S 8.6.1

H 1.2.3: Fair Housing Support

Support and inform the public about fair housing laws and programs which allow equal housing access for all City residents. (p12,1.21.3)



1.3 PROGRAM

H 1.3.1: Code Enforcement

As staffing and funding levels allow, code enforcement will be expanded from dealing with emergencies to resolving chronic building safety problems and to prevent demolition through neglect. (p12,1.21.4)

2.0 AFFORDABILITY

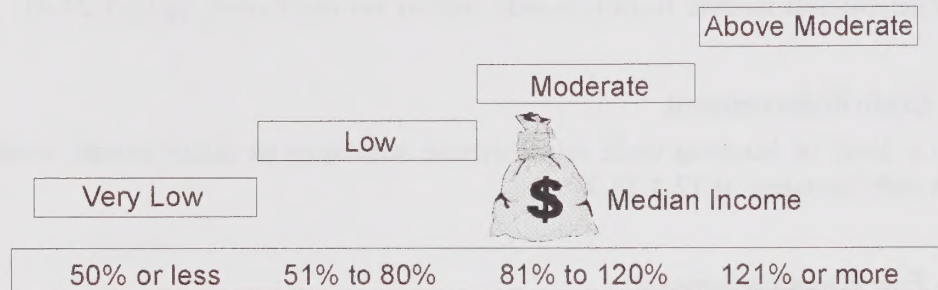
2.1 GOAL



H2.1.1: Affordability

Encourage housing production whose affordability fits the income profile of the City's present population. (p12, 1.22)

Definition: What is Affordable Housing? For purposes of this Housing Element, affordable housing is housing that is affordable both initially and in the long term to a household with a particular income level. Income levels are defined as follows:



The index of affordability shall be whether the monthly cost of housing fits within the following limits:

- For very low and low income households, not more than 25% of monthly income.
- For moderate income households, not more than 30% of monthly income.
- For above moderate income households, no index.

These indices may be modified or expanded if the State of California modifies or expands its definition of affordability for these income groups.

2.2 POLICIES

H 2.2.1: Affordable Housing Qualifications

For a project to qualify as “affordable housing” under the provisions of this Element, guarantees must be presented that the housing units will 1) remain affordable for at least 30 years, or 2) participate in a City-approved equity sharing program, or 3) provide such gaurantees as are otherwise required or permitted by State law, consistent with the Affordable Housing Standards (SLOMC Ch. 17.90).

H 2.2.2: Creation and Preservation

The City will adopt measures to encourage creating housing that's affordable to all its citizens, and to prevent loss of existing affordable housing. (p13,1.22.2)

H 2.2.3: Creation and Preservation - Affordable Rental Housing

The City will preserve and expand its supply of affordable rental housing. (p13,1.22.3)

H 2.2.5: Annexation Areas

In major annexation areas, the right of first refusal shall be extended to the City or its Housing Authority to purchase, at fair market value, land adequate to construct at least five percent of the number of dwellings allowed within the major annexation area, prior to development. (p13,1.22.5)



LU 2.5

H 2.2.6: Affordable Living Environments

The City should take steps that encourage households or living groups of modest means to create their own living environments in an affordable manner. (p13,1.22.6)

H 2.2.7: Replacement of Lower Cost Housing

The City shall discourage the replacement of existing lower cost housing by new higher cost housing, unless, (1) the lower cost units at risk can either be conserved, or (2) an equivalent number of new units comparable in affordability and amenities to those being replaced are created as part of the new project. (p13,1.22.7)

H 2.2.8: Conversion to Condominiums

The City shall discourage conversion of affordable rental housing to condominiums or to other forms of housing tenure and occupancy. (p13,1.22.8)

H 2.2.9: City Actions

The City shall avoid governmental actions which remove affordable housing units. (p13,1.22.9)

2.3 PROGRAMS

H 2.3.1: New Development Project Requirements

The City shall require that new development projects include affordable housing units, dedicate land for affordable housing, or pay an in-lieu fee to assist in the development of affordable housing Citywide. (p14,1.22.10)

Table 1
Affordable Housing Requirements¹

Location	Type of Development Project	
	Residential	Commercial
In City	Build 3% low or 5% moderate cost Affordable Dwelling Units (ADUs ²), but not less than 1 ADU per project; or pay in-lieu fee equal to 5% of building valuation. ³	Build 1 ADU per acre, but not less than 1 ADU per project; or pay in-lieu fee equal to 2% of building valuation.
In Expansion Area	Build 5% low - and 10% moderate - cost ADUs, but not less than 1 ADU per project; or pay in-lieu fee equal to 10% of building valuation.	Build 1 ADU per acre, but not less than 1 ADU per project; or pay in-lieu fee equal to 2% of building valuation.

- 1 Developer may build affordable housing in the required amounts, pay an in-lieu fee or dedicate land based on the above formula.
- 2 Affordable Dwelling Units must meet City affordability criteria listed in Goal 2.1.1.
- 3 "Building Value" shall mean the total value of all construction work for which a permit would be issued, as determined by the Chief Building Official using the Uniform Building Code.

H 2.3.2: Housing Trust Fund

The City will establish a housing trust fund to be used to develop affordable housing units and acquire land for affordable housing projects. To qualify for such public assistance, housing must include guarantees that it will remain affordable as long as legally permissible. Affordable housing in-lieu fees will be placed in this fund. (p15,1.22.11)

H 2.3.3: Review of Planning and Building Regulations

The City will periodically review its building and planning regulations to see if there are changes possible that could assist the production of affordable housing while not conflicting with other General Plan policies. Such periodic review will aim to remove regulations that are no longer needed. (p15,1.22.12)

H 2.3.4: Processing of Applications and Permits

The City will adopt procedures to speed the processing of applications and construction permits for affordable housing projects that do not involve significant planning issues or entitlements such as rezoning. City staff and commissions should give such projects priority in allocating work assignments, scheduling, conferences and hearings, and in preparing and issuing reports. (p15,1.22.13)

H 2.3.5: Lower Cost/Energy Efficient Construction

The City will review its building and planning regulations to find ways to allow construction by owner-builders of personalized, unconventional housing types that reduce cost and/or energy and materials consumption, provided that residential quality and safety can be maintained. (p15,1.22.14)

H 2.3.6: Affordable Housing Fee Exemptions

The City will amend its regulations to exempt certain affordable housing projects from payment of development review, construction permit, sewer and water hookup fees. Affordable housing units which are to be administered through the City's Housing Authority, not-for-profit housing organizations, the County of San Luis Obispo or other government agencies, and other public or private entities which guarantee permanent affordability for low-and moderate income households, should be eligible to seek exemption from such fees. (p15,1.22.15)

H 2.3.7: Condominium Conversion Regulations

The City will revise its condominium conversion regulations to discourage or prevent the conversion of affordable rental units to condominiums unless permanent affordability guarantees, such as deed restrictions, are incorporated into the conversion. (p15,1.22.16)

H 2.3.8: Public and Private Sector Coordination

The City will help coordinate public sector and private sector actions to encourage the development of housing affordable to low and moderate income households. (p15,1.22.17)

H 2.3.9: Mortgage Revenue Bonds

The City will enable issuance of mortgage revenue bonds to help develop or preserve assisted units through: (1) below market financing and (2) subsidized mortgages for low-income and moderate income, first-time home buyers. (p15,1.22.18)

H 2.3.10: Affordable Housing Conversion Standards

The City will avoid permit approvals, municipal actions or public projects which remove or adversely affect existing affordable housing. The City will develop affordable housing conservation standards that should include the following provisions:

- 1) When the City finds affordable unit removal is necessary for public health and welfare, or in connection with a municipal project, it shall assist displaced residents with relocation costs and provide affordable replacement housing.
- 2) When the City permits private development projects that displace affordable housing, it will require the developer to assist displaced residents with relocation costs and provide affordable replacement housing. (p16, 1.22.19)

3.0 HOUSING CONSERVATION

3.1 GOAL

H 3.1.1: Conservation

Conserve existing housing supply and prevent displacement of current occupants. (p16,1.23)

3.2 POLICIES

H 3.2.1: Demolition

The City shall discourage the demolition of sound or rehabilitable existing housing. (p16,1.23.1)



H 3.2.2: Housing in Office, Commercial and Industrial Areas

The City shall discourage the conversion or elimination of existing housing in office, commercial and industrial areas. (p16,1.23.2)

H 3.2.3: Rehabilitation of Older Dwellings

Since older dwellings can often be relocated and refurbished for considerably less cost than for a comparable new dwelling, and since older dwellings may offer spatial and material amenities unavailable in new dwellings, the City, in the interest of both economy and housing variety, will encourage rehabilitating such dwellings rather than demolition. (p16,1.23.3)

H 3.2.4: Seismic Upgrades

The City shall encourage seismic upgrades of older dwellings to reduce the risk of bodily harm and the loss of housing in an earthquake. (p16,1.23.4)

H 3.2.5: Single Room Occupancy Dwellings

The City shall encourage the preservation, rehabilitation and expansion of residential hotels and other types of single-room occupancy dwellings. (p16,1.23.5)

H 3.2.6: Landmark and Historic Residential Buildings

The City shall preserve landmark and historic residential buildings. (p16,1.23.6)


 LU 6.6
3.3 PROGRAMS**H 3.3.1: Housing Rehabilitation**

Using State or Federal funds, such as Community Development Block Grants, the City will establish a housing rehabilitation program offering low-cost loans or other rehabilitation assistance to those who cannot afford or obtain conventional financing. Many of the City's older housing units in the R-1 and R-2 zones provide housing for those on fixed-incomes, and provide rental housing for those who cannot afford to purchase a house. By providing a limited number of low interest loans according to need and affordability criteria, the City will help preserve safe, adequate housing for these citizens by rehabilitating approximately 182 dwellings and conserving approximately 91 dwellings. (p16,1.23.7)


LU 2.9
LU 2.12

H 3.3.2: “No Net Housing Loss”/Downtown

To maintain housing in residential/office portions of Downtown, the City will consider adopting a “no net housing loss” policy, requiring that housing units either be maintained, or, in the case of office conversion of existing housing, be replaced on site or nearby. “Downtown” means the area bounded by Highway 101, the railroad tracks, and High Street. (p17,1.23.8)

H 3.3.3: Redesignation of Areas Which are Predominantly Residential

Identify Office (O) zoned areas around the Downtown Core Area (as described in the Land Use Element) zone which are predominantly residential and redesignate them for residential use. The City should designate for office use the areas which are completely or almost completely developed with offices. For the areas which are a mix of residential and office uses, the City will apply a “Residential/Office” mixed-use designation which would allow existing offices to be maintained and replaced, but require replacement of dwellings as a condition of office expansion or replacing a dwelling with offices. (p17,1.23.9)

H 3.3.4: “No Net Housing Loss”/C-C Zone

The City will adopt a “no net housing loss” policy for existing housing units in the C-C zone by revising the downtown housing conversion permit process. (p17,1.23.10)

H 3.3.5: Remove Regulatory Obstacles

The City will remove regulatory obstacles to the relocation and rehabilitation of dwellings that would otherwise be demolished because of redevelopment of their sites. (p17,1.23.11)

H 3.3.6: CC&R’s and Seller Restrictions

In the past, subdivision CC&Rs and seller restrictions have blocked the relocation and rehabilitation of dwellings by denying access to new sites. The City will adopt regulations to prohibit such discrimination against relocated dwellings. (p17,1.23.12)


S 8.5

H 3.3.7: Seismic Upgrade Educational Campaign

The City will create an educational campaign for owners of older residences informing them of ways to reduce the seismic hazards commonly found in such structures, and encouraging them to undertake seismic upgrades. (p17,1.23.13)

H 3.3.8: Financial Assistance for Seismic Upgrades

To assist lower income households protect their homes from earthquake damage, the City will create a financial assistance program for seismic upgrades. (p17,1.23.14)

H 3.3.9: Housing as a Non-Conforming Use

To encourage the preservation and rehabilitation of older housing, the City will consider amending existing regulations that make housing a non-conforming use in certain zones. (p17,1.23.15)

H 3.3.10: Evaluation and Revision of Building, Zoning and Fire Codes

The City will evaluate, and where necessary, revise building, zoning and fire code requirements which discourage housing and encourage its conversion to other uses. (p17,1.23.16)

4.1 GOAL**H 4.1.1: Mixed Income Housing**

Encourage the development of mixed-income neighborhoods and housing rather than housing that is segregated by economic status. (p18,1.25)

**4.2 POLICIES****H 4.2.1: New Development**

Within newly developed neighborhoods, housing affordable to various economic strata should be intermixed rather than segregated into separate enclaves. (p18, 1.25.1)

H 4.2.2: Apartment and Condominium Projects

Within apartment or condominium projects incorporating both market-rate and affordable units, the unit types should be intermixed and the affordable units should not stand out as being special or inferior. (p18, 1.25.2)

H 4.2.3: Concentration of Very Low Income Housing Projects

For subsidized very low income housing projects, such as those developed by the City Housing Authority or non-profit groups, projects should be scattered throughout the City rather than concentrated in one district. In general, 20 dwellings should be the maximum number of subsidized very low income units developed on any one site. (p18,1.25.3)

4.3 PROGRAM

H 4.3.1: Review

Review City regulations and revise as needed to implement the mixed-income policies. (p18,1.24.4)

5.0 MIXED HOUSING VARIETY AND TENURE

5.1 GOAL

H 5.1.1: Variety

Provide variety in the location, type, size, tenure, cost, style and age of dwellings to accommodate the wide range of households desiring to live within the City. (p18,1.25)

5.2 POLICIES

H 5.2.1: Integration of Special User Housing

The City will encourage the integration of appropriately-scaled special user housing into developments or neighborhoods of conventional housing. (p18,1.25.1)

H 5.2.2: Mixed-Use

Where housing can be compatible with offices or other businesses, mixed-use residential/commercial projects should be encouraged. (p18,1.25.2)

H 5.2.3: Infill Housing

To provide housing opportunities close to activity centers and to use its land efficiently, the City will encourage infill housing above ground level retail uses in neighborhood shopping districts and in the C-C zone. (p18,1.25.3)

H 5.2.4: Large Housing Developments

Large housing developments should provide a variety of dwelling types, sizes and forms of tenure. (p18,1.25.4)

H 5.2.5: City Expansion Areas

In City expansion areas, specific plans shall incorporate opportunities for individuals or small groups, other than the specific plan developer, to build homes or create personalized living environments suited to individuals, families, small groups or to accommodate those with special needs. (p19,1.25.5)



LU 2.2.1
LU 3.7
LU 2.2.7



LU 4.2.1



LU 2.3.1

5.3 PROGRAM

H 5.3.1: Review City Regulations

Review City regulations and revise as needed to implement mixed-variety and tenure policies. (p19,1.25.6)

6.0 HOUSING PRODUCTION

6.1 GOAL

H 6.1.1: Housing Construction

Construct new housing to fulfill the needs of, first, City residents, and second, those who work in the City and who would like to live there. (p19,1.26)



6.2 POLICIES

H 6.2.1: Land Use Element Consistency

Consistent with the growth management portion of its Land Use Element and the availability of adequate resources, the City will plan to accommodate up to 1,216 dwelling units between June 1994 and June 1999, and to amend the Residential Growth Management Regulations to exempt the production of new dwellings affordable to very-low and low income households. (p19,1.26.1)

H 6.2.2: Infill Housing Above Street Level Commercial

To add to the City's residential land base, the City will encourage the production of infill housing above compatible street-level commercial uses in various commercial zones. (p19,1.26.2)

H 6.2.3: New Commercial Development Downtown

New large Downtown commercial projects should include housing. (p19,1.26.3)

H 6.2.4: Uses of Existing Structures

Encourage new and creative uses of existing structures for residential purposes (p19,1.26.4).

H 6.2.5: Residential Project Priority

If City services must be rationed to new development, residential projects will be given priority over nonresidential projects. (p19,1.26.5)

H 6.2.6: Distributing Costs of Housing Development

The costs to the City of housing development will be minimized and equitably distributed. The City will not make new housing more affordable by shifting costs to existing residents. (p19,1.26.6)

6.3 PROGRAMS

H 6.3.1: Exemption From Housing Production Regulations for Very-Low and Low Income Households

The City will amend its Residential Growth Management regulations to exempt the production of housing which meets the City's affordability criteria for very-low and low income households. (p19,1.26.7)

H 6.3.2: Mixed-Use/Neighborhood Commercial Zone

The City will consider applying the mixed-use zone citywide to the C-N (Neighborhood Commercial) Zone to require residential development above street level as new neighborhood commercial facilities are developed. (p20,1.26.8)

H 6.3.3: Housing in Multi-Story Commercial Downtown

The City will amend its regulations to require that some new housing be provided in new multi-story commercial buildings in the Downtown Core Area (as described in the Land Use Element). Parking regulations may be modified, if necessary to make this use feasible. The housing use should require no separate level of review beyond that required for the project of which it is a part. (p20,1.26.9)

H 6.3.4: Major Residential Expansion Areas

For major residential expansion areas, the City will adopt specific plans. These plans will include sufficient R-4 zoned land to meet the City's regional housing need for dwellings affordable to very-low and low income households. These plans will include sites suitable for subsidized rental housing and affordable rental and owner-occupied housing. Such sites shall be integrated within neighborhoods of market rate housing and shall be architecturally compatible with the neighborhood. The specific plans will designate sufficient areas at appropriate densities to accommodate the types of dwellings which would be affordable in the proportions called for by this Element. Also, the specific plans will include programs to assure that the affordable dwellings will actually be produced. The sequence of development of the major residential expansion areas will be determined based on the affordability of dwellings and other public benefits, primarily open space. The area committing to development the largest number of dwellings affordable to very-low, low-, or moderate-income households would be developed first, with open space dedication or other public benefits used to determine the order if two or more areas offer substantially the same housing affordability. (p20,1.26.10)



LU 2.3
H 1.11.3

H 6.3.5: Housing Project Priority

The City will adopt and adhere to policies which provide that, if public services (including water and sewage treatment) must be rationed to new development, residential projects will be given priority over nonresidential projects and affordable projects will be given priority over market-rate projects. (p20,1.26.12)

7.0 NEIGHBORHOOD QUALITY**7.1 GOAL****H 7.1.1: Housing Quality**

Preserve the quality of existing neighborhoods and allow development in a manner that creates neighborhoods of high quality. (p21,1.27)



7.2 POLICIES

H 7.2.1: Character, Size, Density and Quality

Within established neighborhoods, new residential development must be of a character, size, density, and quality that preserves the City's neighborhoods and maintains the quality of life for existing and future residents. (p21,1.27.1)

H 7.2.2: Location of Infill Housing

Within established neighborhoods, infill housing should be located on appropriate sites, but not on sites designated in the General Plan for parks, open space, or similar uses of neighborhood importance. (p21,1.27.2)

H 7.2.3: New Development's Relationship to Neighborhoods

Within City expansion areas, new residential development should be planned so that it either becomes an integral part of an existing neighborhood or establishes a new neighborhood. (p21,1.27.3)

H 7.2.4: Walled-Off Residential Enclaves

The creation of walled-off residential enclaves, or of separate, unconnected tracts, is discouraged because physical separations prevent formation of functioning neighborhoods. Noise walls may be permissible where it can be demonstrated that no other effective mitigation techniques are available or feasible. (p21,1.27.4)

H 7.2.5: Safety

Housing shall be designed to enhance safety along neighborhood streets and in other public areas. (p21,1.27.5)

H 7.2.6: Resident Participation

The City will encourage residents to play a larger role in supporting and improving neighborhoods and in addressing housing issues. (p21,1.27.6)

7.3 PROGRAMS

H 7.3.1: Resident Participation Procedures

The City will establish procedures to encourage neighborhood involvement in the planning and development review processes. (p21,1.27.7)



N 1.2.11
N 1.2.15

H 7.3.2: Improvement Needs Identification

Where necessary, the City will identify specific neighborhood needs, problems, trends, and opportunities for improvement. City departments will designate staff to work directly with neighborhood groups and individuals. (p21,1.27.8)

H 7.3.3: Funding Neighborhood Improvements

The City will help fund neighborhood improvements where necessary to public health, safety or welfare. (p21,1.27.9)

H 7.3.4: Visibility of Streets and Public Areas

Revise planning standards to require that all housing in new neighborhoods and infill projects in existing neighborhoods provide visibility of streets and public areas. (p22,1.27.10)

H 7.3.5: Review City Regulations

Review City regulations and revise as needed to implement neighborhood quality policies. (p22,1.27.11)

8.0 SPECIAL HOUSING NEEDS

8.1 GOAL

H 8.1.1: Special Housing Needs

Encourage the creation and maintenance of housing for those with special housing needs. (p22,1.28)



8.2 POLICIES

H 8.2.1: Encourage Special Needs Housing

The City will encourage housing that meets the special needs of families with children, single parents, disabled persons, those desiring congregate or co-housing lifestyles, the elderly, students, and the homeless. (p22,1.28.1)

H 8.2.2: Preservation of Existing Mobile Home Parks

The City will support preservation of existing mobile home parks and support changes in form of tenure only if such changes provide mobile home residents with greater long-term security. The City will identify sites in City expansion areas suitable for new mobile home parks. (p22,1.28.2)

H 8.2.3: Student and Faculty Housing Programs

Encourage development and strengthening of housing programs for Cal Poly University and Cuesta College students and faculty to lessen pressure on City housing supply and transportation systems, consistent with the Cal Poly Student Housing Needs Study recommendations. (p22,1.28.3)



LU 2.7.5

H 8.2.4: Fraternities and Sororities

Fraternities and sororities should be located on the Cal Poly University campus. Until that is possible, they should be concentrated in high-density residential zones adjacent to the campus rather than dispersed throughout the City. (p22,1.28.4)

H 8.2.5: Location of Special Needs Housing

Special needs living facilities should be scattered throughout the City rather than concentrated in one district. (p22,1.28.5)

8.3 PROGRAMS

H 8.3.1: Support for Homeless Persons

The City will support local and regional solutions to meeting needs of homeless persons, and will continue to support, jointly with other agencies, shelters for the homeless and for displaced women and children. (p22,1.28.6)

H 8.3.1: Mobile Home Rent Control

The City will continue its mobile home rent control program to moderate mobile home rent increases. (p22,1.28.7)

H 8.3.2: Site Identification for Mobile Home Parks

The City will identify sites in expansion area specific plans for tenant-owned mobile-home parks, cooperative housing, manufactured housing or other types of housing that meet special needs. (p23,1.28.8)

H 8.3.3: Campus Living Enhancements

The City will advocate developing non-dormitory housing on the Cal Poly University campus and refurbishing existing campus housing and its associated programs to make campus living more attractive. (p23,1.28.9)

H 8.3.4: Fraternity/Sorority On-Campus Living Groups

The City will work with Cal Poly University Administration to secure designation of on-campus fraternity/sorority living groups. In the shorter run, City policy on in-City locations suitable for fraternities and sororities will be refined. Zoning regulations will be revised to restrict the locations of new fraternities and sororities to high density residential zones adjacent to campus, and to discourage their expansion in other neighborhoods. (p23,1.28.10)

H 8.3.5: Student Housing Plan and "Good Neighbor Program"

The City will jointly develop and adopt a student housing plan and "good neighbor program" with Cal Poly University and City residents. Purposes of the program are to improve communication and cooperation between the City and Cal Poly, set student housing objectives, and to establish clear, effective standards for student housing in residential neighborhoods. (p23,1.28.11)

9.0 ENERGY AND WATER CONSERVATION**9.1 GOAL****H 9.1.1: Energy and Water Conservation**

Produce housing that is economical to occupy because it incorporates energy-saving and water-saving features. (p23,1.29)



9.2 POLICIES

H 9.2.1: Energy Efficient Design

In order to promote energy conservation and a clean environment, the City will encourage development of dwellings with energy efficient design, utilizing passive and active solar features, and the use of energy saving techniques that exceed the minimums prescribed by State law. (p23,1.29.1)

H 9.2.2: Water Conservation

In order to lessen the need for capital intensive water source development which could considerably increase the cost of housing, the City will vigorously promote conservation as an alternative. (p23,1.29.2)

9.3 PROGRAMS

H 9.3.1: Energy Conservation Education

Educate planning and building staff and citizen review bodies in energy conservation issues, including the City's Energy Conservation Element, and direct that they work with applicants to achieve the City's energy conserving housing goals. (p23,1.29.3)

H 9.3.2: Solar Hot Water Requirements

Expand the current solar hot water requirements to cover new apartments and houses as well as condominiums. (p23,1.29.4)

H 9.3.3: Committee of Energy Experts

Assemble a blue ribbon committee of energy experts to advise the City on cost-effective approaches to increasing residential energy conservation for both new and existing housing units. Disseminate this information to the public, and incorporate its key features into City energy conservation policy. (p24,1.29.5)

H 9.3.4: Long Term Solar Access

Evaluate present solar siting and access regulations to ascertain if they provide assurance of long-term solar access, and revise the regulations if they are found inadequate. (p24,1.29.6)

H 9.3.5: Subsidized Plumbing Retrofit

Continue, and expand, the City's subsidized plumbing retrofit program until all existing dwellings have been retrofitted. (p24,1.29.7)

H 9.3.6: Landscape Water Conservation Education

Make water conserving landscape education and retrofit a priority coequal with plumbing retrofits. (p24,1.29.8)

10.0 DEMAND MANAGEMENT

10.1 GOAL

H 10.1.1: Demand Management

Moderate the growth of external housing demand to maximize housing opportunities for those who live or work in the City. (p24,1.30)



10.2 POLICIES

H 10.2.1: Residential and Employment Opportunities in the Housing Market Area

The City will discourage activities which aggravate the imbalance between residential and employment opportunities among the communities in the housing market area. (p24,1.30.1)

H 10.2.2: Housing Demand Caused by Development

The City will minimize expansion of housing demand caused by commercial and industrial development. (p24,1.30.2)



LU 1.4

H 10.2.3: In-Migration

The City will seek to minimize expansion of housing demand and escalation of housing costs due to persons being enticed to move from other areas. (p24,1.30.3)



CO 3.1.3

H 10.2.4: Growth from Cal Poly and Other Government Institution Expansion

The City will seek to minimize growth of housing demand from Cal Poly University expansion, and from other governmental institution expansion. (p24,1.30.4)



LU 1.4

10.3 PROGRAMS

H 10.3.1: Housing Demand Analysis

The City will require an analysis to determine impacts on housing demand, cost and supply as part of any proposals to designate additional land for commercial or industrial use. (p24,1.30.5)

H 10.3.2: Airport Area Expansion

The City will work with the County of San Luis Obispo to discourage significant expansion of employment in the unincorporated airport area south of the City, pending annexation to the City. (p25,1.30.6)

H 10.3.3: Housing Project Promotion

The City will request developers of housing projects to promote their projects only within the housing market area (San Luis Obispo County). (p25,1.30.7)

H 10.3.4: Promotional Practices

To the extent legally permissible, make City promotional practices, economic development efforts, and other City actions consistent with the policy of not enticing persons from elsewhere to move here. (p25,1.30.8)

H 10.3.5: Link Enrollment Growth and On-Campus Housing

Advocate the establishment of a linkage between enrollment growth and the expansion of campus housing programs at Cal Poly University and Cuesta College to reduce pressure on the City's housing supply. (p25,1.30.9)

H 10.3.6: Expansion of State Institutions

Advocate no further expansion of State institutions such as the California Men's Colony unless the State makes adequate provisions for providing additional housing for new employees. (p25,1.30.10)

H 10.3.7: Non-Residential Growth Management

The City will consider amending its growth management regulations to address non-residential growth as a method for moderating the long-term demand for housing. (p25,1.30.11)



LU 7.6



LU 1.11.4

11.0 SUITABILITY

11.1 GOAL

H 11.1.1: Suitability

Develop and retain housing on sites that are suitable for that purpose. (p25,1.31)



11.2 POLICIES

H 11.2.1: Residential Use Preference

Where property is equally suited for commercial or residential uses, the City will give preference to residential use. Changes in land use designation from residential to non-residential will be discouraged. (p25,1.31.1)

H 11.2.2: Consistency

The City should not permit development of housing on a site if development conflicts with goals or policies of this Element, other General Plan Elements, or with other community goals. (p25,1.31.2)

H 11.2.3: New Development

The City should prevent new housing development on sites that should be preserved for open space or parks, or on sites subject to natural hazards or unacceptable manmade hazards. (p25,1.31.3)

H 11.2.4: Suitability for Special Needs

The City should discourage redevelopment of sites where the existing sound or rehabilitable housing is well suited to the needs of low income households or special needs households, such as families with children, the elderly, or disabled persons, unless an equivalent number of new units comparable in affordability and amenities to those being removed are created as part of the new project. (p25,1.31.4)

11.3 PROGRAM

H 11.3.1: Regulations

The City will adopt regulations to prevent new housing development on sites that should be preserved as open space, and on sites subject to natural hazards like geological or flood hazards, or wild fire hazards. The City should also adopt regulations to prevent new housing development on sites subject to unacceptable levels of manmade hazards or nuisances, including severe soil contamination, airport noise or hazard, traffic noise or hazard, odors, or incompatible neighboring uses. (p26,1.31.5)



city of san luis obispo

Open Space Element

January 1994

1.0 GENERAL GOALS, POLICIES, AND PROGRAMS

1.1: GOALS

OS 1.1.1: Provide Open Space

Provide open space, agricultural, and rural lands that meet the needs of present and future City populations. (p8,1)

OS 1.1.2: Protect Resources

Protect resources (such as creeks, sensitive habitat, and agriculture), and be sensitive to the factors which allow these resources to remain viable. (p8,2)

OS 1.1.3: Provide a Greenbelt

Provide a Greenbelt around the City's perimeter to: (a) define the urban limit of San Luis Obispo, (b) provide a physical separation between urban communities, (c) protect important agricultural areas from urban uses and maintain agriculture as an economically viable activity, (d) maintain the area's scenic beauty, and (e) protect the community's character and quality of life. (p8,3)

OS 1.1.4: Provide for Passive Recreation

Provide for passive recreation where such low intensity uses will not damage the resources that are being protected, and preserve lands as open space or parkland which serve as important linkages between other open space lands, parks, or trails. (p8:4)



CO 1.2.2

Open Space Element

OS 1.1.5: Provide Community Education

Provide continuing community education that underscores the value of the area's cultural, scenic, and natural resources. (p8,5)

1.2: POLICIES

OS 1.2.1: Intergovernmental Coordination

The City should coordinate and cooperate with the County, State and special districts to meet the goals and policies of this Open Space Element. (p9,1)

OS 1.2.2: Intergovernmental Support

The City will work with and support the County, State, and special districts to protect and preserve open space resources through acquisition, development agreements, easements, development exactions, incentives, and other implementation methods described in this Element. (p9,2)

OS 1.2.3: Program Priority

The City shall give high priority to those programs which strengthen and coordinate policies and programs with the County, State, non-profit organizations and private property interests. (p9,3)

1.3: PROGRAMS

OS 1.3.1: Joint Powers Agreement

The City should work with and support the County, State, and special districts to form a joint powers or other type of agreement. This agreement should be utilized to preserve open space, rural, and agricultural uses within the City's Greenbelt and the Outer Planning Area. (p9,A)

OS 1.3.2: Inclusion in County Districts

The City should pursue inclusion in the County's Park, Recreation, and Open Space District if one is formed by the County of San Luis Obispo. (p9,B)

OS 1.3.3: Achieving a Comprehensive Open Space Vision

The City should work with land conservation groups, land conservancies, and organizations expert in natural resource management. This relationship may include the creation of a task force composed of City, State, and County agencies as well as private groups all dedicated toward achieving a comprehensive open space vision. (p9,C)

OS 1.3.4: Consolidate Open Space Functions

The City should consolidate open space functions in one existing city department under one person. (p9,D)

OS 1.3.5: Public Education

The City should regularly contact landowners and provide education materials on the value and techniques for resource protection and land conservation. (p9,E)

OS 1.3.6: Transfer of Development Credit (TDC)

The City should work with the State and County to jointly develop and adopt a transfer of development credit (TDC) program. This program should target as sender sites: (1) agricultural lands within the Greenbelt which are experiencing or will likely experience conversion pressures, (2) hill and mountain areas, and (3) other areas considered appropriate to a TDC program. Receiver sites should be designated within the City and appropriate County areas within the Greenbelt and Outer Planning Area (p10,F)

OS 1.3.7: Clustering

The City should work with the County to develop a clustering program for the City's Greenbelt and Outer Planning Area. This program should include a trip reduction program and should be consistent with the City's Land Use Element. (p10,G)



LU 1.7.4
LU 1.9
LU Table 1
LU 1.17.1
LU 1.17.4

OS 1.3.8: Open Space Banking

The City should develop an open space banking program that allows developers to set aside for permanent protection (bank) open space or buy open space credits. (p10,H)

OS 1.3.9: Open Space Holdings

The City should work with affected agencies and organizations to illustrate and document all open space holdings in the areas outlined in this Open Space Element. (p10,I)

OS 1.3.10: Funding Sources

The City should develop funding sources for acquisition of open space as elaborated in Section 15 of this Element. (p10,J)

2.0 HILLS AND MOUNTAINS

2.1: GOALS

OS 2.1.1: Geologic Features

Preserve mountains and hills, ridgelines, scenic rock outcroppings, and other important geologic features as open space. (p13)

OS 2.1.2: Mountain and Hill Resources

Preserve and enhance the aesthetic quality of mountain and hill resources. (p14)

OS 2.1.3: Hazards and Views

Protect hill and mountain properties from potentially hazardous or visually degrading development conditions. (p14)



2.2: POLICIES

OS 2.2.1: Open Space Areas

The City shall preserve the following existing open space areas as open space:

- A) South Street Hills (see site # 1, Site Map) above the development limit line as defined by the Land Use Element and the South Street Hills Specific Plan.
- B) Terrace Hill (see site #2, Site Map) in compliance with existing open space easements. (p14, 1)

OS 2.2.2: Annexation of Mountains or Hills

The City should annex mountains or hills (such as Mine Hill, Islay Hill, Santa Lucias, the Irish Hills, the Davenport Hills, Cuesta Ridge, Cerro San Luis, or Bishop Peak) only when consistent with the Land Use Element. (p14,2a)

OS 2.2.3: Foothill Annexation

The northern portion of the Foothill property (see site #3, Site Map) and the creek area shall be annexed as open space. Development on this site should be clustered or located near Foothill Boulevard, with the northern portion of the site and creek area preserved as open space. (p14,2b)

OS 2.2.4: Public and Private Development

- A) Structures, accessory structures, paving, and grading will be located at the base of a hill or mountain (generally that area below 20 percent slope) unless: (1) no practicable alternative is available, (2) the location on a greater slope or at a greater elevation provides more aesthetic quality, or (3) the location is necessary to protect public health and safety, or (4) otherwise provided for in the Land Use Element (see Figure 3).
- B) Design, construction, and maintenance techniques are to: (1) minimize disturbance of, and enhance, hill or mountain resources; (2) ensure that development near or on portions of a hill or mountain do not cause, or make worse, natural hazards (such as erosion, sedimentation, fire, or water quality concerns); (3) include erosion and sediment control practices including temporary vegetation sufficient to stabilize disturbed areas; (4) minimize risk to life and property from slope failure, landslides, and flooding; (5) maintain the character and visual quality of the adjacent hill or mountain resource; and (6) be consistent with Section 11 of this element.
- C) Recreation and public access are to be included on or near hills and mountains consistent with this Section 11 of this element.



LU 6.2.2

Open Space Element

D) Hills and mountains are to be protected:

- 1) Through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of discretionary development approvals shall be required in hill and mountain areas only for structural additions or new structures, not for accessory structures or tree removal permits. If portions of a hill or mountain are covered by an easement or an open space parcel, allowed uses and maintenance responsibilities within the parcel or easement should be clearly defined and conditioned prior to map or project approval. (Easements or dedications shall be required in a manner consistent with the acquisition policies contained in Section 15 of this element.)
- 2) By designating such easement or dedication areas (enumerated in 1 above) as open space or agriculture (assuming the land is suited for an agricultural use and such a use will not cause erosion or degradation of the hill or mountain resource).
- 3) By: (a) maintaining natural amenities (such as creeks, sensitive habitat, unique resources); (b) using native plant species that have drought tolerant and fire retardant qualities (unless the hill or mountain will be used for agriculture); and (c) avoiding tree removals on hills or mountains except when determined necessary by the City Arborist. (p14-15)

OS 2.2.5: Specific Protection Areas

The County and the State should work with the City and other public and private agencies to protect the Morros, the Santa Lucias (including Cuesta Ridge and Reservoir Canyon), and the Davenport Hills and Irish Hills (including Prefumo Canyon) as open space and agricultural land. (p15,1)

2.3: PROGRAMS

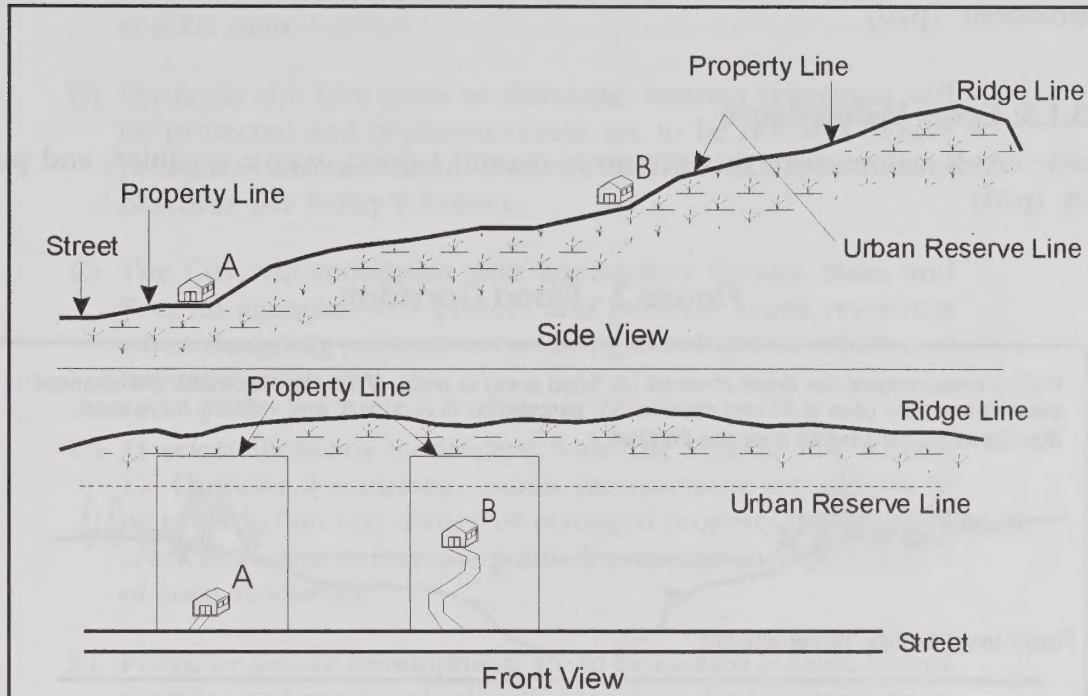
OS 2.3.1: Joint Hillside Development Standards

The City, County, and Cal Poly should jointly adopt, or adopt similar, hillside development standards that fulfill the intent of this Element's policies. (p16,1)



LU 6.2.2

Figure 1 - Hillside Development



Hill and mountain development should be located to minimize grading and visual impacts. House A lessens impacts, whereas House B would be prominent and require extensive grading.

3.0 CREEKS

3.1: GOALS

OS 3.1.1: Creek Corridors

Preserve creek corridors as a regional network of open space. (p20)

OS 3.1.2: Riparian Vegetation Corridors

Establish healthy, continuous, riparian vegetation corridors that extend from within the City to the perimeter of the Outer Planning Area. (p20)

OS 3.1.3: Creek Restoration

Restore degraded creeks to provide high quality habitat and to augment aesthetic resources, and to reverse the historical trend of creek channelization and modification. (p20)



LU 6.5.11

Open Space Element



LU 6.4.2

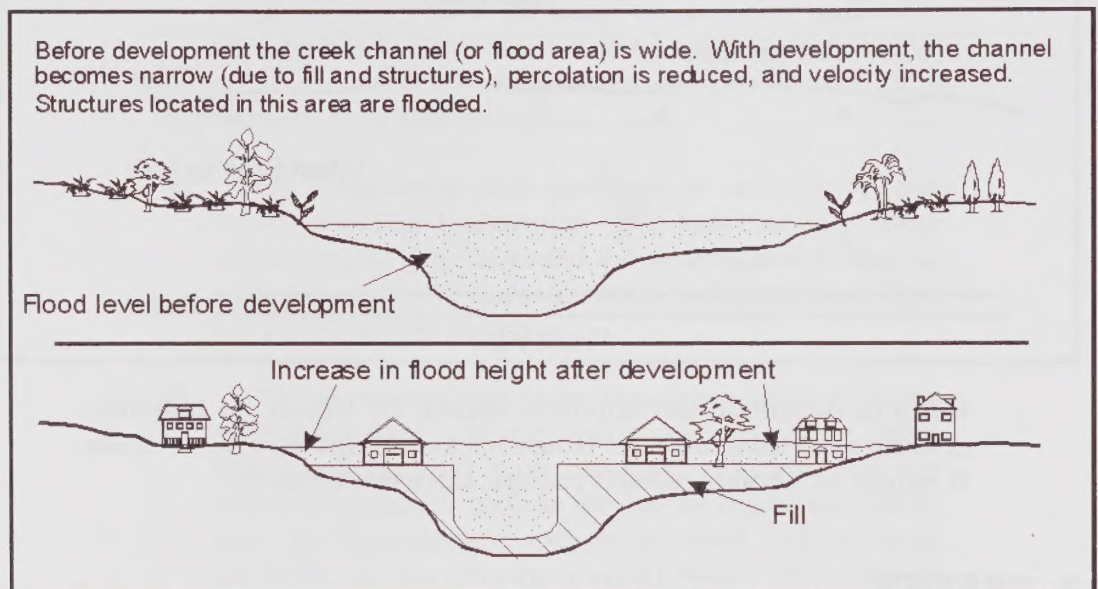
OS 3.1.4: Recreational Uses

Provide recreational uses adjacent to creeks only when they are sensitive to the creek environment. (p20)

OS 3.1.5: Creek Maintenance

Provide creek maintenance that preserves natural habitat, scenic qualities, and public safety. (p20)

Figure 2 - Flood Corridor



The top figure shows a floodplain before development. The bottom figure shows the change in the floodplain after development.

3.2: POLICIES

OS 3.2.1: Development Practices for Creek Preservation

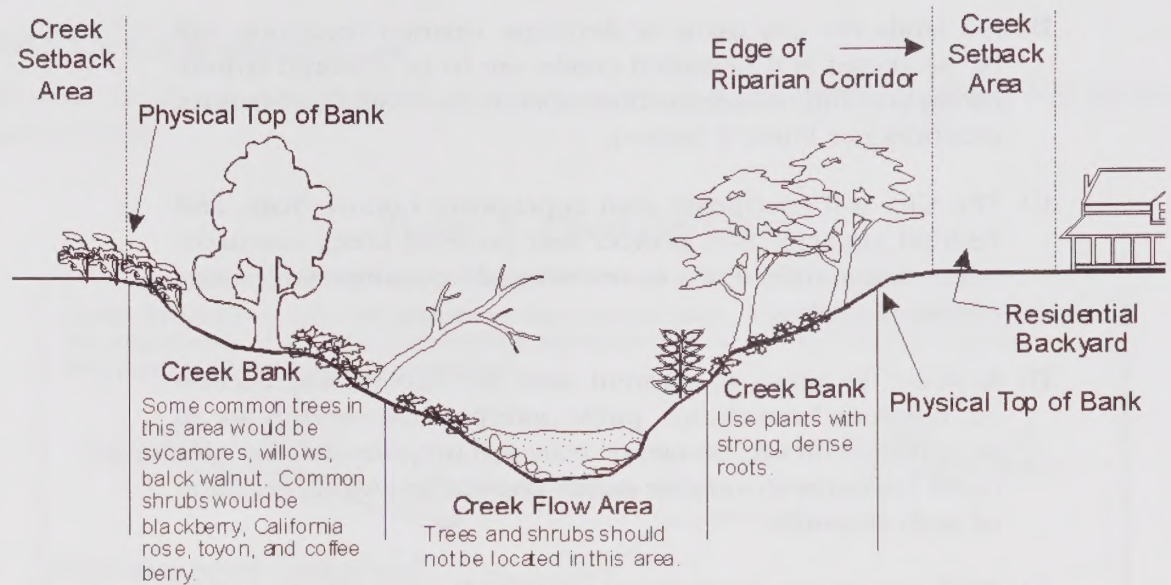
- A) Creeks and their corridors are to be preserved as open space, and creek corridors are to be maintained in essentially a natural state to protect the community's water quality, wildlife diversity, and aesthetic value. Exceptions to this policy are Mission Plaza and its expansion areas, and Laguna Lake Park, which should be preserved as parkland with some open space features (see Program 12.3.5.A). Expansion of these facilities should not result in significant biological impacts and should allow for the maintenance of existing habitat value as well as human enjoyment. New recreation facilities (benches, trails, viewing

stations) shall be located to preserve sensitive resources while providing some public access. If impacts occur in these areas, habitat values shall be replaced on-site or off-site (in-kind only) at a 2:1 ratio.

- B) On lands the City owns or develops, riparian vegetation will be protected and degraded creeks are to be restored (where protection and restoration does not interfere with flood control practices per Policy F below).
- C) The City will coordinate with appropriate County, State, and Federal agencies that protect and preserve creek resources when designing projects or reviewing development which may impact a creek.
- D) At select locations (consistent with this Section and Section 12, Outdoor Recreation), public interpretative services are to be provided on City owned or managed property that contains creek resources to increase public knowledge and appreciation of such resources.
- E) Public or private development are to be located outside a creek corridor and creek setback area except in the following cases: (1) no practicable alternative is available; (2) the proposed location is necessary to protect public health and safety; (3) the location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or (4) to allow existing structures which become non-conforming by the implementation of this element to remodel or rebuild within the footprint of the existing structure; (5) the location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the Community Development Director determines the project has minimized environmental impacts through project design and infrastructure placement.
- F) Creek alterations are to be allowed only if no practicable alternative is available, or to protect public health and safety. If alterations are allowed, the proposed project should utilize natural creek alterations (i.e., stabilization methods which maintain an earthen channel and provide additional riparian vegetation). Gabions, rocks, and other bank stabilization methods which allow plantings (both trees and shrubs) within the bank protection may be allowed only when no practicable alternative to natural creek alterations exist. If no practicable alternative to the utilization of gabions, rocks, and other bank stabilization methods which allow plantings (both trees and shrubs) exist, hard bank protection which does not allow for plantings (such as solid walls) may be permitted. (p22-23)

Figure 3 - Creek Sections

The creek corridor extends from the physical top of the bank on the left to the edge of the riparian vegetation on the right.



OS 3.2.2: Mitigation and Monitoring

When no practicable alternative to a significant creek resource impact exists, the developer will be required to implement a City-approved mitigation and monitoring plan that will avoid or ameliorate significant impacts.

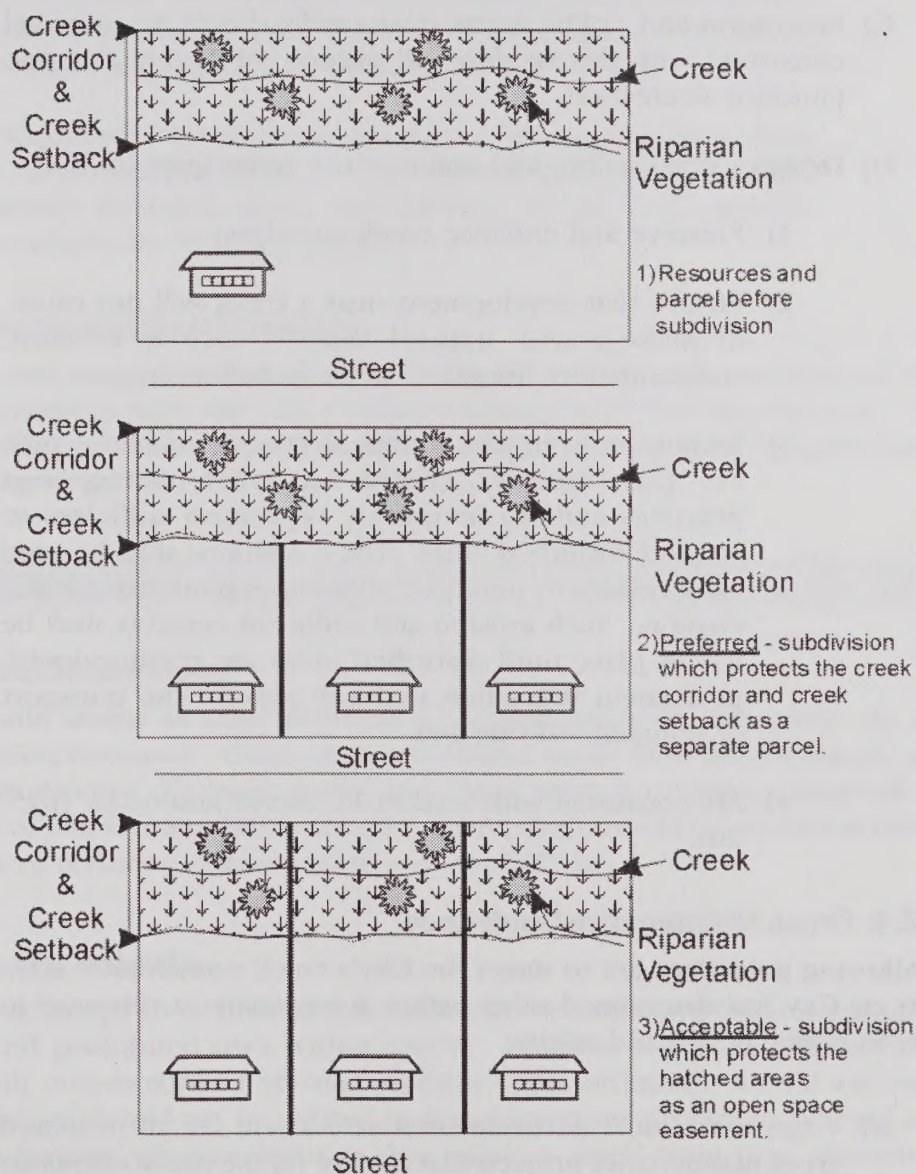
- A) The mitigation and monitoring plan should be: (1) in accordance with official California Department of Fish and Game guidelines, and (2) prepared and implemented by qualified professionals funded by the project applicant.
- B) Mitigation of biological impacts shall be provided as on-site/in-kind replacement. Off-site/in-kind mitigation may be allowed where on-site/in-kind mitigation is not possible. Where neither on- or off-site in-kind mitigation is possible a mitigation fee may be allowed. (p23, 2)

OS 3.2.3: Creek Preservation Techniques

- A) Creek corridors and creek setback areas should be preserved through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of discretionary and development approvals shall be required in creek corridors and creek setback

areas only for structural additions or new structures, not for accessory structures or tree removal permits, and in a manner consistent with acquisition policies contained in Section 15, Implementation Mechanisms. If a creek is located within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval.

Figure 4 - Resource Protection



Open Space Element

- B) Creek corridors and their habitat value should be enhanced by: (1) providing an adequate creek setback, (2) maintaining creek corridors in an essentially natural state, (3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, (4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, (5) prohibiting the planting of invasive, non-native plants (such as Vinca major and Eucalyptus) within creek corridors or creek setbacks, and (6) avoiding tree removals within creek corridors except when determined appropriate by the City Arborist.
- C) Recreation and public access near creeks should be provided consistent with this section and Section 12 of this element, Outdoor Recreation.
- D) Design, construction, and maintenance techniques should:
 - 1) Preserve and enhance creek corridors;
 - 2) Ensure that development near a creek will not cause, or make worse, natural hazards such as erosion, sedimentation, flooding, or water pollution;
 - 3) Include erosion and sediment control practices such as: (a) turbidity screens and other management practices and (b) temporary vegetation sufficient to stabilize disturbed areas. These methods shall be used as necessary to minimize siltation, sedimentation, and erosion. Such erosion and sediment controls shall be left in place until disturbed areas are stabilized with permanent vegetation that will prevent the transport of sediment off site; and
 - 4) Are consistent with Section 11, Scenic Resources. (p25-26)

OS 3.2.4: Creek Maintenance Guidelines

The following guidelines are to direct the City's creek maintenance activities unless the County or City has determined other action is necessary in response to an immediate danger to public health and safety:

- A) Prepare an initial environmental assessment for all proposed creek maintenance projects that involve (1) the use of chemicals (herbicides, pesticides, or other poisons), (2) the removal a tree (at least 3 inches in diameter at a 4 (foot height), or (3) the removal of riparian vegetation where a major portion of a

bank is exposed. A five year creek maintenance program may be assessed as a creek maintenance project.

- B) Severely limit the use of herbicides, pesticides, or other poisons within creek corridors. When herbicides or other poisons are used they should be hand applied and only to the species identified appropriate to remove.
- C) Manage creek corridor vegetation to minimize flooding dangers, while providing riparian vegetation to minimize channel erosion. New plantings within creek corridors should be California native plants (trees, shrubs and groundcover) normally found in creek corridors. New plantings should be provided in natural appearing or random clusters.
- D) Require major creek maintenance projects in highly visible areas (such as Mission Plaza) to have review and approval by the agency deemed most appropriate by the Community Development Director. (p26-27)

OS 3.2.5: County and State Protection

The City will encourage the County and the State to protect creek corridors and riparian vegetation consistent with the City's policies within the Urban Reserve Line. County and State creek protection policies should recognize the needs of agriculturists while still attempting to protect creeks and wetlands. (p27,1)

3.3: PROGRAMS

OS 3.3.1: Creek Restoration

The City should assess all City-owned or controlled creeks to determine the level of creek restoration necessary. Once creek restoration needs have been assessed, the City should obtain monies (through grants and other means) to restore targeted creeks. The portions of Old Garden Creek that have been paved should be studied to determine the feasibility of restoring portions of this creek. (p27,1A)

OS 3.3.2: Creek Setbacks

The City should adopt an ordinance that establishes standardized creek setbacks, as well as allowed and prohibited uses within creeks. Prohibited uses should include both motorized and non-motorized off-road vehicles. This ordinance should establish that the creek corridor should not be utilized in determining site density and should address, to the extent feasible, riparian rights as they relate to creek protection. Exceptions for existing structures made nonconforming by the adoption of this ordinance shall be included in the ordinance and other City regulations regarding nonconforming structures consistent with Policy 3.2.1.E. of this Element. (p27,1B)



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OS 3.3.3: Open Space Designations

The City should amend the Land Use Element and zoning map to designate all creek corridors as open space (excluding creeks that are paved or culverted). Designate undeveloped flood prone areas adjacent to creeks as open space, interim open space, or parkland where it would be costly for the City to provide flood control or where major creek alterations would be necessary to develop the site. Designate such easement or dedication areas (as enumerated in policy 3.2.3.A above) as open space. (p27,C)

OS 3.3.4: Easements and Dedications

The City should designate easement or dedication areas on a map, maintained by the Community Development Department, which will show all open space easements and dedications. (p28,D)

OS 3.3.5: Creek Ordinance

The City should promote rehabilitation and restoration of riparian vegetation or creek corridors through adoption of a creek ordinance. (p28,E)

OS 3.3.6: Public Education

The City should assess the cumulative impact of persons removing water from local creeks and wetlands. Where water removal is detrimental to the creek or wetland's survival, inform the public of the long-term impact of water removal. (p28,F)

OS 3.3.7: Mitigation Banking

The City will work with and support the County Flood Control District - Zone 9, the California Department of Fish and Game, Army Corp of Engineers, Cal Poly, other State agencies, and resource conservation organizations (such as the Nature Conservancy, or the Land Conservancy) to jointly develop a regional mitigation banking program. This program should: (1) provide mitigation banking for creeks, wetlands, and wildlife resources (plants and animals); (2) develop guidelines for replacement of such resources; (3) develop a mitigation fee for replacement of such resources; (4) establish an integrated system of habitat preserve areas on the basis that preservation of plants and animals requires the establishment of habitat areas larger than can be provided on individual properties, and because many habitat areas are at risk of being lost to urban encroachment; (5) specify buffer and setback distances which should apply to all public and private development activities that may affect creeks, wetlands, sensitive habitat, unique resources, or other resources determined important; and (6) identify funding for long-term stewardship of mitigation banking sites. (p28,2)

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OS 3.3.8: Funding and Education

The City shall work with and encourage Cal Poly and the County to:

- A) Identify alternate funding sources for replanting creek corridor sections that have been degraded and are in need of creek restoration. Examples include Soil Conservation Service, Resource Conservation District, community organizations, and grant sources available from the California Department of Fish and Game.
- B) Develop educational brochures which discuss the care of (1) creeks, (2) wetlands, and (3) areas containing sensitive habitat or unique resources. These brochures should discuss the importance of these resources and ways of preventing resource degradation. The creek brochure should be distributed to all City and County residences which are adjacent to a creek. (p28, 3)

OS 3.3.9: Creek Protection Measures

The City shall encourage the County and Cal Poly to:

- A) Each adopt a creek setback ordinance and penalties for riparian vegetation removal. Adopted ordinances should cover lands within the Greenbelt and Outer Planning Area (as applicable to that jurisdiction) and should be similar to City ordinances.
- B) Protect creek corridors through overlay zones or other methods.
- C) Require mining operations to provide adequate siltation and erosion control devices such that existing or proposed operations do not degrade local creeks or wetlands.
- D) Promote (through brochures or similar methods) limiting agricultural grading (including cultivation, farm roads, etc.) adjacent to or within creeks and wetlands, and livestock access within creeks and wetlands. Agricultural operations should be encouraged to protect riparian vegetation along creek corridors and restore creek corridors or other wetland areas that have been degraded due to past agricultural operations. (p29)

4.0 MARSHES, SEEPS, VERNAL POOLS, LAKES, PONDS, AND SIMILAR WETLANDS (OTHER THAN CREEKS)

4.1: GOALS

OS 4.1.1: Preservation

Preserve marshes, vernal pools, seeps, lakes, ponds and similar wetland areas as open space. (p32)

OS 4.1.2: Restoration

Restore wetland areas that have been degraded. (p32)

OS 4.1.3: Permitted Uses

Permit uses on wetland sites which are consistent with the nature of the resource being protected. (p32)

4.2: POLICIES

OS 4.2.1: Wetland Preservation

The following sites are to be preserved as open space:

- A) The north and northwest portions of Laguna Lake and Laguna Lake Park (the area designated as “nature preserve” and as “acquisition site #1” in the Laguna Lake Park Master Plan) (See Site Map, site #4). As noted in Appendix C and the Laguna Lake Park Master Plan, this area represents valuable habitat for migratory birds as well as local wildlife.
- B) The Unocal property wetlands (see site #5, Site Map). The City should only allow development of the Unocal property if the wetlands are protected. At the time development is proposed an adequate wetland buffer should be provided between the wetlands and proposed development. This site also provides habitat for migratory birds and local wildlife. (p32, 1)

OS 4.2.2: Development Practices for Wetland Protection

- A) Wetlands are to be protected from development impacts by requiring a wetland buffer around these areas. The wetland buffer should: (1) be located between the wetland and proposed, existing, or potential development; (2) be a sufficient width and size to protect the species most sensitive to development disturbances and to compensate for project impacts as determined by a qualified biologist during the initial planning phase of development; and (3) be designed to complement the habitat value of the wetland resource.
- B) Wetlands and associated wetlands buffers are to be preserved as open space, and maintained in a natural state to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities. An exception to this is the wetland in Meadow Park which should be maintained as parkland. Expansion of this facility should not result in significant biological impacts and should allow for the maintenance of existing habitat value as well as human enjoyment. New recreation facilities (benches, trails, viewing stations) shall be located to preserve sensitive resources while providing some public access. If impacts occur in these areas, habitat values shall be replaced on-site or off-site (in-kind only) at a 2:1 ratio.
- C) On lands the City owns or develops, existing wetlands are to be protected and degraded wetlands are to be restored.
- D) When designing projects or reviewing development which may impact a wetland, the City will coordinate with appropriate County, State, and Federal agencies that protect and preserve wetland resources.
- E) At select locations (consistent with this Section and Section 12, Outdoor Recreation) public interpretative services are to be provided on City owned or managed property that contains wetland resources to increase public knowledge and appreciation of such resources.
- F) Associated uplands are to be considered when reviewing development's impact on wetland resources. Since numerous animals found in wetland areas are at least partially dependent upon associated uplands, upland resources should be assessed and, where appropriate, mitigation should be provided.

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- G) Public or private development is to be located outside a wetland and wetland buffer except in the following cases: (1) no practicable alternative is available; (2) the proposed location is necessary to protect public health and safety; (3) the location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or (4) the location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the Community Development Director determines the project has minimized environmental impacts through project design and infrastructure placement. (p32,2)

OS 4.2.3: Mitigation and Monitoring

When no practicable alternative to a significant impact to wetland resources exist, the developer shall implement a City-approved mitigation and monitoring plan that will avoid or ameliorate significant impacts.

- A) The mitigation and monitoring plan should be in accordance with official California Department of Fish and Game guidelines, and prepared and implemented by qualified -professionals under funding by the applicant.
- B) Mitigation of biological impacts shall be provided as on-site/in-kind replacement. Off-site/in-kind mitigation may be allowed where on-site/in-kind mitigation is not possible. Where neither on- or off-site in-kind mitigation is possible a mitigation fee may be allowed. (p33-34)

OS 4.2.4: Development Related Protection Techniques

Where wetland protection is required or proposed, public and private development is to:

- A) Preserve wetlands and wetland buffers through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of discretionary development approvals shall be required in wetlands and wetland buffers only for structural additions or new structures, not for accessory structures or tree removal permits, and in a manner consistent with acquisition policies contained in Section 15, Implementation Mechanisms. If a wetland is proposed within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval.

- B) Designate such easements or dedications on development plans (as enumerated in part A above) as open space.
- C) Enhance wetlands and their habitat value by: (1) providing an adequate wetland buffer around wetland resources, (2) maintaining wetlands in a natural state, (3) employing restoration techniques where restoration is needed to achieve a natural state, (4) utilizing wetland vegetation within wetlands and wetland buffers, (5) prohibiting the planting of invasive, non-native plants (such as Vinca major and Eucalyptus species) within wetlands or wetland buffers, and (6) avoiding tree removals within wetlands and wetland buffers except when determined necessary by the City Arborist.
- D) Incorporate recreation and public access consistent with this Chapter, the Outdoor Recreation section.
- E) Utilize design, construction, and maintenance techniques that:
 - 1) Preserve and enhance wetlands;
 - 2) Ensure that development near a wetland will not cause, or make worse, natural hazards (such as erosion, sedimentation, flooding, or water quality concerns);
 - 3) Include erosion and sediment control practices such as (a) turbidity screens and any other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and which shall be left in place until disturbed areas are stabilized with permanent vegetation that will prevent the transport of sediment off site. and (b) temporary vegetation sufficient to stabilize disturbed areas;
 - 4) Are consistent with the Scenic Resource Section of this Chapter. (p34-35)

OS 4.2.5: Outside the Urban Reserve

The County and the State should protect wetland resources consistent with the City's policies. (p 35)

4.3: PROGRAMS

(See 3.3: Creek Programs and 6.3: Plants and Animals Programs.)

5.0 GRASSLAND COMMUNITIES

5.1: GOALS

OS 5.1.1: Grassland Protection within City Limits

Protect grassland communities within the city limits. (p38,1)

OS 5.1.2: Grassland Protection within City Greenbelt

Retain grasslands found within the Greenbelt area at their current level of use. They are valuable economically (providing food/fiber), aesthetically (providing a scenic boundary to the City), and biologically by providing habitat, distribution corridors and forage for the plants and animals associated with the quality of life found in the San Luis Obispo area. (p38,2)

5.2: POLICIES

OS 5.2.1: Grassland Preservation Techniques

- A) During the design or review stages of any development that may impact unique resources and sensitive habitat, there should be coordination among appropriate local, State and Federal agencies that protect and preserve such resources.
- B) At select locations on City owned or managed property, there should be public interpretive services to increase public knowledge and appreciation of grassland communities.
- C) Lands (or portions of lands) containing native grassland species, unique resources or sensitive habitat should be donated to, or exchanged with, non-profit environmental organizations or responsible agencies. (p39,1)

OS 5.2.2: Grasslands Appropriate Development Practices

- A) Grassland communities should be preserved as habitat buffers and open space.
- B) Grassland communities should be protected by requiring public and/or private development to:
 - 1) Preserve grassland communities through easements or dedications. Subdivision parcel lines or easements shall be located to optimize grassland protection. Easements as a condition of discretionary development approvals



See Table 2 for definition of "sensitive habitat" and "unique resource".

shall be required in grassland areas only for structural additions or new structures, not for accessory structures or tree removal permits, and in a manner consistent with acquisition policies contained in Section 15 of this element. If the grassland community is within a proposed open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval.

- 2) Designate such easements or dedications as open space.
 - 3) Enhance preserved or protected grassland communities by: (a) maintaining these areas in a natural state; (b) employing restoration and/or revegetation techniques where needed to achieve a natural state; (c) utilizing site or region specific native grasses, herbs and shrubs; (d) prohibiting the planting of invasive, non-native plants (such as *Vinca* spp. and *Eucalyptus* spp.) within grassland communities.
- C) Grassland communities should be protected from development impacts by requiring a habitat buffer around these areas. The habitat buffer should: (1) be located between the grassland community and proposed, existing, or potential development; (2) be a sufficient width and size to protect the species most sensitive to development disturbances and to compensate for project impacts as determined by a qualified biologist during the initial planning phase of development; and (3) be designed to complement the habitat value associated with the grassland community. (p39,2)

OS 5.2.3: Protection of Grassland Plants and Animals

The City will encourage, and coordinate with, State and County agencies and landowners to identify and protect plants and animals associated with grassland communities while respecting and protecting private property rights and County land use practices. (p40,1)

OS 5.2.4: Intergovernmental Cooperation

The City will work with and support the County, State, and other applicable agencies to retain grassland communities found within the Greenbelt area at their current level of use (consistent with other land uses as discussed in this Element). (p40,2)

5.3: PROGRAMS

OS 5.3.1: Map Grassland Communities

The City will prepare and maintain a map delineating the location of grassland communities within the Urban Reserve Line and the city limit line. (p40,1)

OS 5.3.2: Wildlife Corridor Planning

The City will work with and support the County, State, and other applicable agencies in planning for wildlife corridors under highways, major roads, and other similar impediments to wildlife movement. (p40,1)

6.0 PLANTS AND ANIMALS

6.1: GOALS

OS 6.1.1: Plant and Animal Protection

Protect plant and animal resources for their functional and ecological value, to maintain wildlife diversity and community beauty. (p44)

OS 6.1.2: Wildlife Corridors

Provide wildlife corridors to allow wildlife migration, increase species diversity, and provide wildlife viewing opportunities. (p44)

6.2: POLICIES

OS 6.2.1: Protection of Sensitive Habitat

- A) Sensitive habitat and unique resources (Table 2) are to be protected.
- B) To the extent feasible, native wildlife and local habitat (such as grasslands) are to be protected, because sensitive habitat, unique resources, and native wildlife are dependent on such habitat.
- C) Sensitive habitat and unique resources are to be protected from development impacts by requiring a habitat buffer around these areas. The habitat buffer should: (1) be located between sensitive habitat or unique resources and proposed, existing, or potential development; (2) be a sufficient width and size to protect the species most sensitive to development disturbances



and to compensate for project impacts as determined by a qualified biologist during the initial planning phase of development; and (3) be designed to complement the habitat value associated with the sensitive habitat or unique resources and to protect such resources.

- D) When designing projects or reviewing development which may impact a wetland, the City will coordinate with appropriate County, State, and Federal agencies that protect and preserve unique resources and sensitive habitat.
- E) At select locations (consistent with Section 12, Outdoor Recreation), public interpretative services should be provided on City owned or managed property to increase public knowledge and appreciation of unique resources and sensitive habitat.
- F) Lands (or portions of lands) containing unique resources or sensitive habitat should be donated to, or exchanged with, non-profit environmental organizations or responsible agencies.
(p44)

OS 6.2.2: Development Practices for Sensitive Habitat Areas

- A) Sensitive habitat areas and associated habitat buffers should be preserved as open space.
- B) Sensitive habitat should be protected by requiring public or private development to:
 - 1) Preserve such resource areas and associated habitat buffers through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of development approval shall be required only for structural additions or new structures, not for accessory structures or tree removal permits. If the resource area is within a proposed open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval.
 - 2) Designate easements or dedications (as enumerated in 1 above) as open space.
 - 3) Enhance such resource areas by: (a) providing an adequate habitat buffer around the resource area, (b) maintaining protected areas in a natural state, (c)

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employing restoration techniques where restoration is needed to achieve a natural state, (d) utilizing native plants within resource areas, and where possible, within habitat buffers, and (e) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within resource areas or associated habitat buffers.

- 4) Incorporate recreation and public access near resource areas consistent with Section 12, Outdoor Recreation.
- 5) Incorporate design, construction, and maintenance techniques that: (a) preserve and enhance resource protection; (b) avoid the creation of habitat islands (habitat surrounded by developed areas); (c) provide necessary wildlife corridors (including corridors under proposed major roads, highways, or other impediments which restrict animal movement); and (d) are consistent with the Section 11 of this element, Scenic Resources. (p45)



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OS 6.2.3: Preservation of Unique Resources

Unique resources (Table II) should be preserved and maintained in a natural state.

Public or private development should be required to locate outside a unique resource and habitat buffer except in the following cases: (1) no practicable alternative is available; (2) the proposed location is necessary to protect public health and safety; (3) the location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or (4) the location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the Community Development Director determines the project has minimized environmental impacts through project design and infrastructure location.

When no practicable alternative to a significant impact to unique resources exists, the developer should implement a City approved mitigation and monitoring plan that will avoid or ameliorate significant impacts.

- 1) The mitigation and monitoring plan should be in accordance with official California Department of Fish and Game guidelines, and prepared and implemented by qualified professionals under funding by the applicant.
- 2) Mitigation of biological impacts shall be provided as on-site/in-kind replacement. Off-site/in-kind mitigation may be allowed where on-site/in-kind mitigation is not possible. Where neither on- or off-site in-kind mitigation is possible a mitigation fee may be allowed. (p48)

OS 6.2.4: Development Practices for Unique Resource Areas

Where unique resources are required or proposed to be protected, public and private development should be required to provide protection consistent with the Policy 6.2.2.B, as is reasonable considering unique resources may be sporadically located. (p48,4)

Table I: Plants & Animals
As Classified by the Federal Government, State Government
and the California Native Plant Society

Status Federal - U.S. Fish and Wildlife Service (USFWS)

(FE) Endangered: In danger of extinction throughout all or a significant portion of its range.

(FT) Threatened: Likely to become endangered without protection and management.

(PFE) (PFT) Proposed Endangered or Threatened: Presently being considered for endangered status.

(FC1) Candidate, category 1: USFWS has sufficient data to support listing as endangered.

(FC2) Candidate, category 2: USFWS needs further data on threats.

(F3a) Non-candidate: Presumed extinct.

(F3b) Non-candidate; taxonomically invalid.

(F3c) Non-candidate; too widespread or not threatened.

Status State - California Department of Fish and Game (F&G)

(SE) Endangered: Prospects for survival are in immediate jeopardy.

(ST) Threatened: Likely to become SE without protection and management.

(SR) Rare: May become SE if present environment worsens (only refers to plants).

(CSC) Species of Special Concern: Are not rare on a state scale, but are found in limited locations.

Status California Native Plant Society (CNPS) - Refers to Plants Only

(List 1A) Plants of Highest Priority: Presumed extinct in California.

(List 1B) Plants of Highest Priority: Plants rare and endangered in California and elsewhere. (List 2) Plants rare and endangered in California, common elsewhere.

(List 3) Plants about which more information is needed.

(List 4) Plants of limited distribution (a watch list).

Sources: Melissa Mooney, San Luis Obispo County, Environmental Coordinator's Office,
California Department of Fish & Game Natural Diversity Data Base.

OS 6.2.5: Outside the Urban Reserve

The County and the State should protect plants and animals consistent with the City's policies. (p48,1)

**Table 2: Plants and Animals
As Classified by the City of San Luis Obispo**

Sensitive Habitat - Are plants or animals which meet the criteria noted in 1, 2, 3, 4, or 5 below:

1. Classified by U.S. Fish and Wildlife Service (USFWS) as:
 - a. (FE) Endangered: In danger of extinction throughout all or a significant portion of its range.
 - b. (FT) Threatened: Likely to become endangered without protection and management.
 - c. (PFE) (PFT) Proposed Endangered or Threatened: Presently being considered for endangered status.
 - d. (FC1) Candidate, category 1: USFWS has sufficient data to support listing as endangered.
2. Classified by California Department of Fish and Game (F&G) as:
 - a. (SE) Endangered: Prospects for survival are in immediate jeopardy.
 - b. (ST) Threatened: Likely to become SE without protection and management.
3. Classified by California Native Plant Society (CNPS) - (Plants Only) as:
 - a. (List 1A) Plants of Highest Priority: Presumed extinct in California.
4. A species not listed by USFWS, F&G, or CNPS but can be shown to meet the criteria in CEQA Section 15380.
5. Habitat area required to support the species listed in 1, 2, 3, or 4 above.

Unique Resources - Are plants or animals which meet the criteria noted in 1, 2, 3, or 4 below:

1. U.S. Fish and Wildlife Service (USFWS)
 - a. (FC2) Candidate, category 2: USFWS needs further data on threats.
2. California Department of Fish and Game (F&G)
 - a. (SR) Rare: May become endangered if present environment worsens (only refers to plants).
 - b. (CSC) Species of Special Concern: Are not rare on a state scale, but are found in limited locations.
3. California Native Plant Society (CNPS) - (Plants Only)
 - a. (List 1B) Plants of Highest Priority: Plants rare and endangered in California and elsewhere.
 - b. (List 2) Plants rare and endangered in California, common elsewhere.
 - c. (List 3) Plants about which more information is needed.
 - d. (List 4) Plants of limited distribution (a watch list).
4. Habitat area required to support the species listed in 1, 2, or 3 cited above.

6.3: PROGRAMS

OS 6.3.1: Maintain Lists and Maps

The City, State, and County should maintain current lists from USFWS, CNPS, and F&G which document those species listed in Tables I and II. All jurisdictions should keep current maps which document where these resources may be located. (p49,A)

OS 6.3.2: Wildlife Corridor Planning

The City, State, and County should jointly plan for wildlife corridors under highways, major roads, and other similar impediments. (p49,B)

7.0 HAZARD AREAS (LAND INSTABILITY, FIRE, FLOODING, AIRPORT, AND SEISMIC)

7.1: GOALS

OS 7.1.1: Preserve Hazard Areas

Direct urban growth away from areas subject to hazards and preserve hazard areas as open space or parkland. (p52)

OS 7.1.2: Protect Life and Property

Protect life and property from hazards. (p52)

OS 7.1.3: Minimize Dislocations

Minimize social and economic dislocations associated with hazards. (p52)

7.2: POLICIES

OS 7.2.1: Hazard Mitigation

- A) Development shall avoid or adequately mitigate hazards.
- B) Development shall not increase hazards on other properties in the area.
- C) Development shall pay its equitable share for mitigating hazards that effect neighborhoods or the community at large.
- D) Access to development shall not pass through hazard areas unless the hazard is mitigated.



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- E) Hazard mitigation measures shall not reduce the quality of open space resources such as creeks, wetlands, or hills.
- F) Hazard mitigation measures shall not burden the taxpayers with high maintenance costs. (p52)

OS 7.2.2: Incorporate Recreation and Public Access

The City should incorporate recreation and public access in hazard areas consistent with this Chapter, the Outdoor Recreation section. (p52,2)

OS 7.2.3: Avoid or Mitigate Hazards

The City should work with the State and County to ensure that:

- A) Any proposal to expand the City's Urban Reserve Line or the County's Village Reserve Line to allow additional urban uses avoids hazard areas or adequately mitigate hazards.
- B) Rural housing, including any clustered development, avoids hazards.
- C) Mineral extraction does not increase hazards. (p52-53)

7.3: PROGRAMS

OS 7.3.1: Development Standards for Electromagnetic Hazards

The City will develop standards for new development proposed adjacent to electromagnetic fields based upon monitoring and research, when evidence clearly demonstrates hazardous effects associated with such fields. (p53,1)

8.0 HISTORICAL, ARCHAEOLOGICAL, OR CULTURAL RESOURCES

8.1: POLICIES

OS 8.1.1: Preserve Historical Resources

- A) Significant historic archaeological resources should be preserved as open space or parkland unless no practicable alternative is available.



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- B) Local adobes (such as the Rodriguez, Bowden, Dallidet, and the Dana Street Adobes) or other important historic structures located in open areas as should be preserved as open space or parkland (for the location of these structures see the Site Map, sites 6 through 10).
- C) Sufficient acreage should be provided around the Bowden and Rodriguez adobes to allow for their appreciation as rural, historic structures. This area around the adobe should be designated as parkland or open space and maintained in a manner that will enhance that adobe's historical character.
- D) Sufficient acreage should be provided around Sunny Acres to enable use of the property for a community center, urban garden, natural history museum and adjoining botanical garden, or similar uses.
- E) The Southern Pacific Water Tower (site #11, Site Map) and adjoining City-owned land should be maintained as open space or parkland.
- F) Recreation and public access should be included near protected historical, archaeological, or cultural resources, consistent with this section and the Outdoor Recreation Section. (p56,2)

OS 8.1.2: Mitigation For New Development

Public or private development should be required to do the following, where archaeological or historical resources are protected as open space or parkland:

- A) Preserve such resources through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of development approval shall be required only for structural additions or new structures, not for accessory structures or tree removal permits. If a historic or archaeological resource is located within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval.
- B) Designate such easements or dedication areas as open space or parkland as appropriate.
- C) Maintain such resources by prohibiting activities that may significantly degrade the resource. (p56, 2)



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OS 8.1.3: Protection of Archaeological Resources

In areas where it is suspected that archaeological resources may exist, the agency with jurisdiction should require surface surveys, literature searches, and sub-surface testing prior to site development or grading. (p57,3)

8.2: PROGRAMS

OS 8.2.1: Guidelines and Standards

The City should adopt guidelines and standards for archaeological survey work and methods for preserving archaeological resources within the city limits. The City should encourage the County to adopt similar guidelines and standards, or use City standards within the Urban Reserve Line, the Greenbelt, and the Outer Planning Area. (p57,1)



LU 3.3.4

LU 4.12

LU 6.6

OS 8.2.2: Protection of Historical Resources

The City, County, and State should work together to develop guidelines for protection of historical and archaeological resources. (p57,2)

9.0 MINERAL RESOURCES

9.1 GOALS



OS 9.1.1: Preservation

Preserve valuable mineral resources for timely use by future generations. (p59)

OS 9.1.2: Environmental Safety

Require mining operations to be environmentally safe. (p59)

OS 9.1.3: Compatibility with Neighboring Land Uses

Ensure that mining operations are compatible with neighboring uses. (p60)

OS 9.1.4: Reclaiming Mined Lands

Require that mined lands be reclaimed in an aesthetic and environmentally sound manner. (p60)

9.2 POLICIES**OS 9.2.1: No In-City Mining**

Within the city limits and the urban reserve, commercial mining operations should be prohibited due to environmental and aesthetic concerns, as well as neighborhood compatibility issues associated with urban uses adjacent to mining operations. (60, 1,A)

OS 9.2.2: Annexation

The City should not annex lands that contain important mineral resources, on the basis that such lands (a) should be designated by the County as Energy (EX) or Resource Extraction Area (EX), (b) should remain in a rural or semi-rural area so conflicts between adjacent uses do not occur, and (c) should be preserved for future mineral resource extraction. (p60, 1,B)

OS 9.2.3: Preservation of Mineral Resources

Outside the urban reserve, important mineral resources areas should be preserved for mineral extraction. (p60, 1,A)

OS 9.2.4: County Designations for Mineral Resource Areas

Outside the urban reserve, important mineral resource areas should have the applicable County combining designation of Energy (EX) or Resource Extraction Area (EX). (p60)₁

OS 9.2.5: Reuse of Reclaimed Lands

Reclaimed mineral extraction sites should revert to open space, park, or agricultural uses (as applicable). (p60,1,C)

OS 9.2.6: Mining Operations

Mining operations shall:

- A) Provide a buffer between existing or likely adjacent uses and the mining operation to minimize (1) incompatibility, and (2) environmental and aesthetic impacts associated with that mining operation.
- B) Be environmentally sound and as aesthetically compatible as possible. In addition, require reclamation plans to mitigate environmental impacts and incorporate an adequate security to guarantee proposed reclamation.
- C) Minimize impacts to local residents and City roadways. (p60, 1D)

OS 9.2.7: Urban Uses Adjacent to Mining Operations

The City, County, and State should discourage urban uses adjacent to mining if such uses would be incompatible with mining operations, or would restrict future extraction of important mineral resources. (p61,2)

9.3 PROGRAMS

OS 9.3.1: Limiting Commercial Mining

- A) The City should revise the Municipal Code to prohibit commercial mining within the city limits.
- B) The City should encourage the County to prohibit commercial mining within the Urban Reserve Line.
- C) The City should, in conjunction with the County and State, identify and map old mining or dumping sites that are unlikely to be reclaimed (because no responsible party has filed a reclamation plan), or have not been reclaimed properly. Identification of these sites would (1) make it more likely that such sites may be reclaimed properly in the future, (2) warn prospective buyers of potential liability, and (3) better enable jurisdictions to solve problems associated with such properties. (p61,1)

OS 9.3.2: Inventory Important Mineral Resources

The County should review, catalogue, and map important mineral resources within the City's Greenbelt and outer planning area, and provide this information to the City and the State on a regular basis (as important changes occur). Such information would allow the City and State to better plan land uses near areas that are mined or are likely to be mined. (p61,1A)

OS 9.3.3: Mineral Extraction

As mineral resources become important, the City will encourage the County to designate (through County combining designations) important mineral resource areas as Energy (EX) or Resource Extraction Area (EX) ¹ to make clear these lands should be preserved for mineral extraction. (p61,1B)

10.0 AGRICULTURAL LANDS

10.1 GOALS

OS 10.1.1: Conservation

Encourage permanent conservation of agricultural lands to protect the agricultural economy of the County and the state. (p64)

OS 10.1.2: Industry Viability

Maintain agriculture as a viable industry in San Luis Obispo County. (p64)

OS 10.1.3: New Development

Discourage development and subdivisions on agricultural lands when it will limit or degrade the land's agricultural potential or diminish the stability or viability of remaining agricultural lands. (p64)

OS 10.1.4: Buffers

Provide adequate agricultural buffers between urban uses and agricultural areas so conflicts between agriculture and urban development are diminished. (p64)

OS 10.1.5: Conserve Natural Resources

Conserve and maintain adequate natural resources (such as groundwater) for productive agriculture. (p64)

10.2 POLICIES

OS 10.2.1: Preserving Agricultural Land

When the remaining unincorporated area bounded by Los Osos Valley Road, Madonna Road, and Highway 101 is annexed to the City (see site #12, Site Map):

- A) The southern portion of the Dalidio property, and the northern portions of the McBride and Madonna properties (all designated Open Space by the Land Use Map) should be preserved as agriculture;
- B) Prefumo Creek and associated creek setback area, and the portion of the Dalidio property utilized by herons and other unique resources or sensitive habitat, should be preserved as open space;



CO 4.1.2
LU 1.8

Open Space Element

- C) Transfer of commercial development potential from the Dalidio site's commercial area to the Madonna Plaza and Central Coast Plaza sites should be considered. Such a program could form one viable shopping center versus three largely independent centers, and allow additional prime farmland to be preserved as agriculture. (p65, 1)

OS 10.2.2: Cal Poly Orchard Area

The City should work with Cal Poly to determine if the orchard area (Site Map #13) should be preserved as agricultural land and as an entry into the City) and, if appropriate, examine the possibility of a transfer of development credit between the orchard area and the Dalidio open space area. (p65,1,B)

OS 10.2.3: Buffers

Urban uses adjacent to agricultural lands shall provide an agricultural buffer. This requirement may be eliminated or modified only if there are significant topographical differences, a barrier of vegetation capable of eliminating potentially adverse impacts associated with agriculture on adjacent development, or existing physical barriers between the urban development and the agricultural land. If a developer cannot provide an adequate agricultural buffer between urban uses and agricultural land, the developer shall pay a mitigation fee to purchase agricultural protection elsewhere within the Greenbelt.

- A) Where the parcel proposed for development is within the URL, and the agricultural land is outside the URL, an agricultural buffer shall be provided on the developing parcel within the URL and maintained indefinitely until the URL is expanded to encompass the agricultural parcel or the City determines that: (1) there is no likelihood agriculture will occur on the agricultural land in the future, and (2) removal of the buffer will not adversely impact other agricultural lands in the general area. (see Figure 8)
- B) Where the parcel proposed for development is within the URL or city limits and the agricultural parcel is within the URL or city limits, an agricultural buffer located on the developing parcel shall be provided; however, once the agricultural land is developed with urban uses this agricultural buffer may be removed at the discretion of the City. (see Figure 8) If a mitigation fee has been paid instead of providing the agricultural buffer, this fee should not be refunded since it provides compensation for short-term impacts to agriculture. (p65, 2)

OS 10.2.4: Maintain Agricultural Lands for Agricultural Uses

Agricultural lands should be maintained for agricultural uses, and urban uses should be required to locate within the City's URL. (Agricultural structures are not considered urban uses. See the definition for urban uses.) (p66,1A)

OS 10.2.5: Encourage Clustering Projects

Residential clustering projects on agricultural lands should be encouraged when such projects would maintain viable agriculture. (p66,1B)

OS 10.2.6: Maintain Agricultural Land Use Designations

Agricultural land use designations should be maintained on agricultural lands, and the agricultural use of agricultural lands in the County's agricultural preserve program should be maintained. (p66,1C)

OS 10.2.7: Work With Other Organizations

The City, State, and County should work with the Farm Bureau or other farm organizations as appropriate to: (A) provide public events which provide interest in the nature, value, and problems of local agriculture, such as Family Farm Days and educational programs; (B) help sponsor or raise money for agricultural facilities that are necessary for agriculture as a whole within the County (such as a mobile lab unit); (C) retain adequate groundwater for agricultural uses; and (D) provide, as feasible, reclaimed water for agricultural uses. (p66,1D)

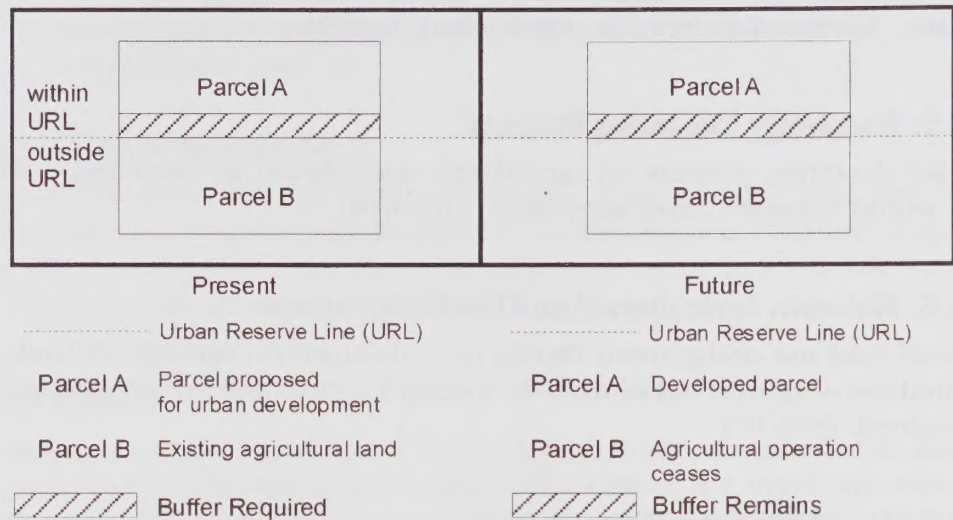
OS 10.2.8: Protect Agriculture From Growth Inducing Projects

The City should encourage and work with the State and County to protect agricultural lands from new highways and other similar projects that would favor or encourage urban uses or divide viable agricultural land. (p66,1E)

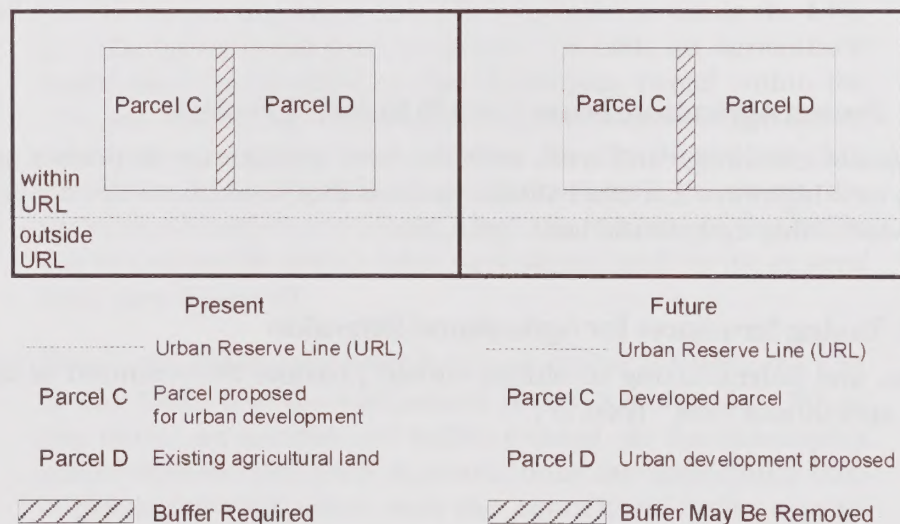
OS 10.2.9: Taxing Structures for Agricultural Retention

Local, state, and federal taxing structures should promote the retention of agricultural parcels in agricultural uses. (p66,1F)

Figure 8: Ag Buffers Within and Outside the URL and City Limits



Depicted above is Parcel A, proposed for an urban use. Parcel A is within the URL, while Parcel B (which is agricultural land) is outside the URL. Parcel A must provide an agricultural buffer. Since Parcel A is located adjacent to the URL the agricultural buffer must remain indefinitely between Parcel A and Parcel B until the URL is expanded or the City determines that: (1) there is no likelihood agriculture will occur on Parcel B in the future, and (2) removal of the buffer on Parcel A will not adversely impact other agricultural lands near or adjacent to Parcel B.



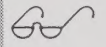
Depicted above is Parcel C, proposed for an urban use, and Parcel D presently remaining as agricultural land. In this case both parcels are within the URL. Parcel C must provide an agricultural buffer to protect the agricultural land on Parcel D; however, since Parcel D is slated for urban development (because it is within the URL and zoned by the City for development), at the time Parcel D develops, the agricultural buffer on Parcel C may be removed (at the discretion of the City).

OS 10.2.10: Income Based Property Tax

Agricultural land should be taxed according to the agricultural income it produces rather than according to market value influenced by the possibility of urban uses. Agricultural lands should not be taxed for the support of essentially urban services that farmers seldom use. (p66,1G)

OS 10.2.11: Leasing Back Public Lands

Publicly owned agricultural lands should be leased back to farmers, or used as demonstration projects that will benefit local farmers. (p66,1H)


 OS 14.3.1
OS 10.2.12: Development Practices for Agricultural Preservation

- A) Urban uses should be required to locate within the City's urban reserve line, and suburban development should be required to locate within the County's village reserve lines or existing suburban areas (see the Greenbelt Map for existing suburban areas).
- B) Agricultural zoning should be maintained to preserve large parcels suitable for continued agricultural operations and prohibit the subdivision of agricultural lands to smaller lots unless such development: (1) is part of a cluster project; (2) will not conflict with adjacent agricultural operations; (3) will not hamper or discourage long-term agricultural operations either on-site or on adjacent agricultural lands; and (4) will not individually or cumulatively impact adjacent agriculture or agriculture within the Greenbelt or Outer Planning Area.
- C) There should be an agricultural buffer around parkland, golf courses, and public facilities if they are located adjacent to agricultural lands. The agricultural buffer requirement may be modified or eliminated only if there are significant topographical differences, an existing barrier of vegetation which eliminates the potential for agricultural activities to create a nuisance to adjacent land uses, or existing physical barriers between the urban development and the agricultural land. If a developer cannot provide an adequate agricultural buffer between such uses and agricultural land, the developer shall pay a mitigation fee to purchase agricultural protection elsewhere within the Greenbelt.
- D) Development should incorporate design, construction, and maintenance techniques that: (1) protect agriculture, (2) minimize conflicts with adjacent uses, and (3) are consistent with the Section 11, Scenic Resources. (p67,1I)

OS 10.2.13: Agricultural Clustering

Agricultural clustering projects should: (1) combine structures in one area of a parcel, or primarily one area of combined parcels; (2) retain viable acreage in agricultural uses; (3) be compatible with adjacent agricultural operations; (4) maintain agriculture on prime farmland; (5) minimize visual impacts on scenic resources; and (6) be consistent with the City's Land Use Element. (p67,2)

OS 10.2.14: Agricultural Protection

Where agricultural protection is proposed or required, the City shall encourage the County and State to require public or private development to:

- A) Preserve agricultural areas through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of discretionary development approvals shall be required only for structural additions or new structures, not for accessory structures or tree removal permits. Allowed uses and require maintenance within an agricultural parcel or easement shall be clearly defined and conditioned prior to map or project approval.
- B) Designate easements or dedications (as enumerated in A above) with a land use designation of agriculture.
- C) Incorporate recreation and public access near or on agricultural lands consistent with this Chapter, the Outdoor Recreation section. (p69, 3)

10.3 PROGRAMS

OS 10.3.1: Agricultural Support Services

The City should encourage the State and County to work with the Farm Bureau and other farm organizations to study: (A) the supply and demand for farm worker housing; (B) the supply and demand for farm-related services; and (C) how San Luis Obispo, neighboring cities, and the County could better meet these demands. (p69,1A)

OS 10.3.2: Farm Taxes

The City should encourage the State and County to review present farm taxing procedures to determine if there are methods (beyond the Williamson Act) to tax farming according to farm income versus the land's market value. A tax rebate or similar procedure should be considered. (p69,1B)

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OS 10.3.3: Low-Interest Loans

The City should encourage the State and County to review the possibility of a low-interest loan program that could be offered to eligible agricultural operations to support their continued operation and stability. (p69,1C)

OS 10.3.4: Important Agricultural Lands

The City should encourage the State and County to continue to identify important agricultural lands within the City's Greenbelt and Outer Planning Area that are presently threatened by urban uses. (p69,1D)

OS 10.3.5: Mitigation Fees

The City shall work with the County to prepare an agricultural land impact mitigation fee process which establishes how the mitigation fee is to be determined as well as how the fee will be used. (p69,2)

11.0 SCENIC RESOURCES

11.1 GOALS

OS 11.1.1: Tourism Enhancement

Maintain and enhance tourism in San Luis Obispo by protecting the City's scenic quality. (p73)

OS 11.1.2: Preservation As Open Space

Preserve scenic resources within the City and its Planning Area as open space. (p73)

OS 11.1.3: Restoration of Degraded Scenic Resources

Restore scenic resources which have been degraded. (p73)

OS 11.1.4: View Protection

Protect important view corridors, viewsheds, and gateways within the City and its Planning Area. (p73)





11.2 POLICIES



CI 14.1

OS 11.2.1: Preservation of Scenic Resources

Scenic resources should be preserved consistent with the policies in this Element. (p74,1A)



CI 14.11

CI 14.12

OS 11.2.2: Billboards and Signs

Billboards and obtrusive signs should be prohibited. (p74,1B)

OS 11.2.3: Development Practices for Protecting Scenic Resources

Public or private development should be required to protect scenic resources by:

- A) Prohibiting structures along ridgelines, steep slopes, or in other highly visible locations unless no practicable alternative is available, otherwise provided for in the Land Use Element, or such a location is necessary to protect public health and safety.
- B) Utilizing natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.

- C) Including landscaping which: (1) provides a landscape transition between developed areas and adjacent open space or undeveloped areas; and (2) is compatible with the scenic resource being protected.
- D) Incorporating sound Soil Conservation Service practices and minimizing land alterations. Land alterations should be minimized by: (1) keeping cuts and fills to a minimum; (2) limiting grading to the smallest practical area of land; (3) limiting land exposure to the shortest practical amount of time; (4) replanting graded areas to insure establishment of plant cover before the next rainy season; and (5) creating grading contours that blend with the natural contours on site or look like contours that would naturally occur.
- E) Designing roads, parking, and utilities to minimize visual impacts. If possible, utilities should be underground. Roadways and parking should fit the natural terrain.
- F) Designing projects to fit the site's scale and character. Structures should be designed and located so: (1) they do not silhouette against ridgelines, mountaintops, or hilltops, (2) roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline, (3) residential density and massing is decreased with increased elevation where it would mar the scenic quality of the scenic resource, (4) they fit the natural terrain, and (5) they utilize building materials, colors, and textures that blend with the natural landscape and avoid the creation of high-contrast situations. (p74, 1C)

OS 11.2.4: Viewshed Protection

Important view corridors, viewsheds, and gateways should be protected by:

- A) Assessing new development's potential impact on these resources.
- B) Mitigating, to the extent feasible, projects which would adversely impact important view corridors, viewsheds, or gateways. When assessing scenic impacts along a gateway (when the land is used for agriculture and will be maintained in agriculture), preserving agricultural viability should have a higher priority than preserving scenic quality along the gateway. (p74, 1D)

11.3 PROGRAMS

OS 11.3.1: Protecting Scenic Resources

To adequately protect scenic resources, important view corridors, viewsheds, and gateways, the City should:

- A) Encourage the County and the State to protect the gateways into the City.
- B) Encourage the County to review and update their Land Use Ordinance (LUO), their Sensitive Resource Area Standards, and their grading regulations to adequately protect such resources.
- C) Work with the County and the State to have the gateways into the City designated as State Designated Scenic Highways or Corridors, or provide other protection mechanisms. Protection mechanisms should not adversely impact agriculture.
- D) Work with the State and County to eliminate existing billboards within the City and its Planning Area. (p75, 1)



CI 14.2

OS 11.3.2: Scenic Corridor Boundaries

The City should develop precise scenic corridor boundaries located along designated scenic roadways. (p75,2,A)

OS 11.3.3: Views From Roadways

The City should develop specific setback distances, height limitations, lot coverage standards, architectural standards and landscape standards for all property within scenic roadway corridors to ensure that views from the roadway are maintained. (p75,2,B)

12.0 OUTDOOR RECREATION

12.1 GOALS

OS 12.1.1: Preservation and Enhancement

Preserve and enhance existing community recreation. (p77)

OS 12.1.2: Trail System

Create an integrated trail system that connects City open space lands to other public or private lands. (p77)



Table 3: Recreation Locations

In General, Prohibit:	In General, provide passive recreation on lands that are more rural or sensitive in character (assuming there are no significant environmental, land use, or neighborhood compatibility impacts), when such lands:	In general, encourage active recreation or an active trail (assuming there are no significant environmental, land use, or neighborhood compatibility impacts or inconsistencies):
Recreation within creek corridors (except Mission Plaza and Mission Plaza expansion areas), wetlands (except portions of Laguna Lake and the wetland area within Meadow Park), sensitive habitat, and similar sensitive areas;	Are public lands designated open space, or other lands where there is a willing provider;	Within the City's URL or contiguous to the URL where such property will have (or has) a parkland designation or a play or recreation area is designated as part of a development proposal;
Recreation where significant environmental impacts occur as a result of the proposed recreation, or the proposed recreation would significantly mar the scenic quality of the site;	Contain (or will contain) an open space or conservation easement;	Within development projects or subdivisions where active recreation is needed to serve that development;
Recreation if there are significant neighborhood or land use compatibility impacts; or	Have (or will have) their development rights deeded to a public agency, land conservancy, or similar organization; or	Along corridors that are suited for active trails such as the Southern Pacific railroad right-of-way, urban or major streets; or
Active recreation which is not within or contiguous to the URL (except El Chorro Park and Cuesta College).	Are designated for such recreation by City, County, or State plans, elements, or ordinances.	Consistent with City, County, or State plans, elements, or ordinances.

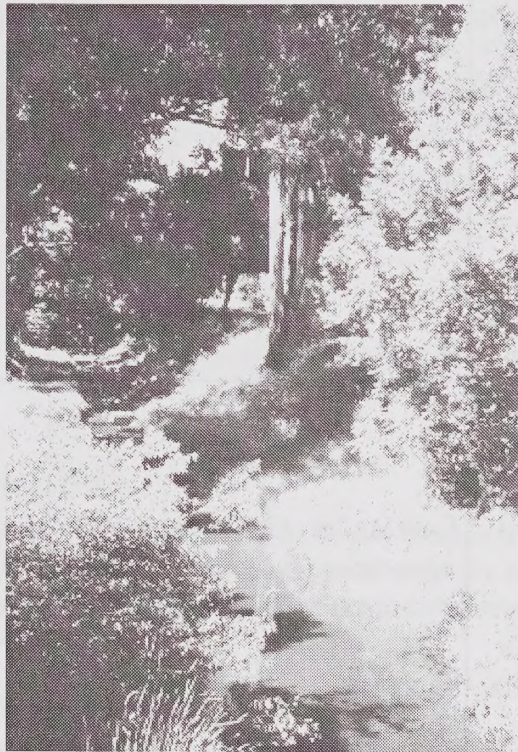
Open Space Element

OS 12.1.3: Consistency

Provide recreational uses that are consistent with the site's environmental features and the area's character. (p77)

OS 12.1.4: Multiple Uses

Provide multiple uses on open space lands (such as recreation, resource preservation, and watershed). (p78)



12.2 POLICIES

OS 12.2.1: Coordination

The City shall work with appropriate agencies to:

- A) Coordinate park, open space, recreation planning and development, including joint projects.

Table 4: Resources and Recreation

RESOURCE	PROHIBITED	ENCOURAGED	COMMENTS
Hills & Mountains	Highly erosive areas, or where recreation would significantly mar the resource.	Passive recreation such as trails or viewing stations	Provide active recreation (such as a trail) in the case such recreation connects open space, parkland, or an active trail corridor.
Creeks, Wetlands, Sensitive Habitat, and Unique Resources	Within creek corridors (except Mission Plaza), within wetlands (except Laguna Lake Park and Meadow Park), sensitive habitat, unique resources, or similar areas.	Passive recreation within the outer perimeter of a creek setback or a habitat buffer.	Recreation such as viewing stations and nature study may be appropriate within a creek corridor as long as protection of the creek corridor is provided. Crossings (such a trail bridge) may be provided in the creek corridor.
Hazard Areas	When recreation would increase the hazard.	Passive or active recreation where hazard control and recreation can both be beneficially provided.	Encourage recreation in hazard areas where recreation facilities will not be damaged.
Historical Resources	Where recreation will harm the resource.	Passive or active recreation (depending on the nature and use of the historical resource).	Encourage interpretive displays near historical resources.
Mineral Resources	Where recreation may represent a public health and safety concern.	Recreation after the land has been reclaimed.	
Agricultural Lands	Where active recreation would bisect an agricultural parcel or interfere with the agricultural operation.	Passive or active trails that connect other open space, parkland, or trail resources	Passive recreation should not interfere with existing adjacent agricultural operations.
Scenic Resources	Where recreation would significantly mar the resource.	Passive recreation that is secondary to the scenic area being preserved.	In scenic areas viewing stations may be appropriate.
Urban Edge	Active recreation that is not contiguous to or within the URL (except El Chorro Park and Cuesta College).	Passive or active recreation contiguous or within the URL.	

Open Space Element

- B) Work with landowners and holders of utility easements to develop a system of natural resource open space corridors (some with trails where appropriate) that connect open space or recreational areas with other open space lands, parks, and trails. Trails should avoid sensitive habitat and neighbor issues. Trails and open space corridors should be acquired from a willing seller.
- C) Utilize the criteria in Table 3 and 4 to determine where recreation should not occur, and when passive versus active recreation should be encouraged. [All criteria listed in Table III may not be applicable to an individual project; however, general consistency should be used to determine whether proposed recreation is appropriate.]
- D) Require public or private development to locate development outside of designated park, recreation, or trail linkages unless: (1) no practicable alternative is available, (2) development in this area is necessary to protect public health and safety and proposed recreation would be incompatible with the public health and safety concern, or (3) other appropriate recreation or trail linkages are provided which maintain the quality of designated recreation or linkages.
- E) When financially feasible, including on-going operations and maintenance costs, require public and private development to combine recreation with hazard control measures. For example, provide trails as part of a bypass channel or airport buffer area, or recreation as part of a detention basins. (p78, 1)

OS 12.2.2: Active and Passive Recreation

Where recreation is required or proposed, public or private development shall:

- A) Locate active recreation within or contiguous to the URL (except for recreation proposed within El Chorro Regional Park and Cuesta Community College), and housing, hotels, or other commercial, residential, or industrial development associated with golf courses or resorts within the URL.
- B) Locate passive recreation such that: (1) site alterations are minimized; (2) adequate plantings occur to soften site alterations; (3) public access is restricted or limited in sensitive areas (as necessary to protect sensitive habitat or to prevent erosion during the rainy season); and (4) efficient linkages are provided to proposed or existing trails or recreation areas.



Definitions for active and passive recreation can be found in the Glossary.

- C) Incorporate design, construction, and maintenance techniques that: (1) preserve and enhance the aesthetic qualities of open space, parkland, or the productivity of agricultural lands; (2) will not cause or make worse natural hazards; (3) include erosion and sediment control practices; and (4) minimize land use and neighborhood conflicts.
- D) Design passive and active recreation that: (1) to the extent feasible, is accessible to all ages and abilities; (2) provides security and privacy to adjoining property; and (3) includes adequate support facilities.
- E) Preserve passive recreation or active recreation areas:
 - 1) Through easements or dedications consistent with City, State, or County elements, trail plans, and ordinances. If recreation is proposed within an open space parcel, park site, or easement, allowed recreational uses and maintenance responsibilities within the parcel or easement should be clearly defined and conditioned prior to map or project approval.
 - 2) By designating preserved areas, or portions of preserved areas as: (a) open space if the area is used for passive recreation, (b) parkland if the area will be used for an active trail corridor, (c) active recreation, (d) a golf course, botanical garden, or similar recreational facility or as an urban park. (p78:1,F)

OS 12.2.3: Creekside Trails

Creekside trails should not be established in existing, substantially developed residential areas of the City, where such trails could create a compatibility conflict with surrounding land uses. (p79,2)

12.3 PROGRAMS

OS 12.3.1: Trail Security, Development, Maintenance, and Restoration

The City should work with the County and State to establish a program to encourage individual citizens, user groups, community organizations, schools, and local businesses to assist in trail security, development, maintenance, and restoration. (p82,1,A)

OS 12.3.2: Trail Guidelines

The City should work with the County and State to establish consistent and compatible trail guidelines (such as surfacing, width, user types, and signage). (p82,1,B)

OS 12.3.3: Urban Trails Plan

The City should adopt an Urban Trails Plan to update the Urban Trails System Map contained in the 1982 Parks and Recreation Element. The trail plan should provide (A) potential trail locations and connections, (B) the feasibility of constructing such trails, (C) expected costs for trail construction and maintenance, and (D) project priorities. The Urban Trail Plan should emphasize urban area trails while still considering connections to trails within the Greenbelt and Outer Planning Area. The Urban Trails Plan shall not include a creekside trail along San Luis Creek through the existing neighborhood between California Boulevard and State Highway 101. (p82,1,C)

OS 12.3.4: Joint Projects

The City should develop a program for joint City/business or City/developer projects. These projects should provide community recreation and potentially revenue for City park and open space purchases or maintenance. For example, work with private developers to develop a golf course. Monies from this project (such as a “tee off tax”) should be utilized for open space or park purchases. (p82,1,D)

OS 12.3.5: Park and Recreation Element

The City should update the Park and Recreation Element. This update should consider the following sites as parkland with potential open space areas:

- A) Mission Plaza and its expansion areas (see site #14, Site Map). Mission Plaza should not be considered a typical creek area. Although this area should include protected natural areas (including some riparian vegetation clusters) and adequate creek setback areas for commercial/residential structures, Mission Plaza should allow public access along the setback area and into portions of the creek. Benches, picnic areas, and other similar park facilities should be allowed within the setback area. Interpretive displays should be located within Mission Plaza documenting (1) the history of Mission Plaza, and (2) the importance of creek resources. Buildings should not overhang the setback or cause the setback area to be dark or uninviting. Expansion of this facility should not result in significant biological impacts and should allow for the maintenance of existing habitat value as well as human enjoyment. If impacts occur in these areas, habitat values shall be replaced on-site or off-site (in-kind only) at a 2:1 ratio.
- B) Murray Street pedestrian and tree corridor located on Murray Street (between Santa Rosa and Broad Street) (see site #15, Site Map). This trail and tree corridor should be designated as a linear park.

- C) Southern Pacific Property located adjacent to Sinsheimer Park (see site #16, Site Map). This 6.6 acre parcel should be considered as open space or additional parkland due to its topography and its location adjacent to the railroad corridor and Sinsheimer Park.
- D) Trail corridors in expansion areas (see sites marked "E.A.", Site Map). Trail corridors and/or open space corridors should be provided in City expansion areas consistent with an approved specific plan, the Land Use Element Update, or the creation of a specific plan. Corridors should provide pedestrian access within the expansion area, and pedestrian access to contiguous commercial areas, trails, or parkland.
- E) Southern Pacific Trail Corridor (see site #17, Site Map). This trail corridor along the Southern Pacific railroad lines should be used as an active trail corridor. In addition, because of the railroad's historical importance to the town, interpretive displays should be provided along the trail once it is built.
- F) Nipomo Street-Higuera Street Parking Lot (see site #18, Site Map). This City-owned property on the intersection's northeast corner should remain open and eventually reused as a public garden or passive park due to the views on this site and its location adjacent to Mission Plaza.
- G) Garden Street Linear Park (see site #19, Site Map). The section of Garden Street, between Higuera and Marsh Street should be redesigned for one-way traffic. Related pedestrian improvements, seating, park-type landscaping, and benches should be installed. (p82, 1E)



See the Conceptual Plan for Downtown displayed in the Community Development Department.

OS 12.3.6: Park and Recreation Element Policy

The City should include as a part of the Park and Recreation Element update:

- A) Direction that the City work with the County to identify potential golf course sites within and outside the URL.
- B) A policy to work with and support the County and State to encourage regional and community parks and facilities such as golf courses to utilize reclaimed water for landscaped areas.

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- C) Direction that regional and community parks, golf courses, and similar projects should (1) utilize primarily native plants while minimizing turf area; and (2) provide a water conservation plan prior to project approval. The water conservation plan shall be updated every five years, and shall detail water supply and demand for the facility during drought and non-drought years. (p82, 1F)

13.0 URBAN EDGE

13.1 GOALS

OS 13.1.1: Well Defined Character

Create well defined and compact urban communities separated by productive agricultural lands, natural resources, and rural lands. (p88)

OS 13.1.2: Greenbelt

Create a permanent greenbelt between the City of San Luis Obispo and nearby communities as a means of maintaining the identity of each community. (p88)

13.2 POLICIES

OS 13.2.1: Urban Reserve Line

Within the city limits the City will, and outside the city limits, the City will encourage the State and County to:

- A) Require that: (1) urban uses locate within the City's Urban Reserve Line, and (2) suburban uses locate within the County's Village Reserve Lines or existing suburban development areas.
- B) Not allow major expansions of the URL, as the existing line provides adequate capacity for new housing and employment up to the City's desired maximum.
- C) Require projects that would involve minor expansions of the Urban Reserve Line to secure open space or agricultural land (either by easement or in fee to the City) on land adjoining but outside the new URL location. The open space or agricultural land secured should be sizeable enough to serve as a meaningful buffer to additional urban development.



LU 1.3

- D) Preserve important natural urban edges (such as creek corridors, hills, mountains, agricultural lands, and scenic areas) consistent with the policies within this Element.
- E) Require proposed urban uses located adjacent to the Urban Reserve Line to provide a transition to open space or Greenbelt areas. Transition areas should add to the preservation of open space lands or resources. At a minimum a 50 foot transition area (preserved in essentially a natural state) should be provided within the project along the project boundary with the URL (unless the transition area is defined elsewhere in this Element).
- F) Maintain the Greenbelt and the Outer Planning Area primarily for rural uses, agriculture, watershed, and as a separator between urban communities. (p88, 1)

13.3 PROGRAMS

OS 13.3.1: Watershed Areas

The City, State, and County should develop a program for the preservation of watershed areas. The program should involve the participation of public agencies, private organizations, agricultural property owners, and individuals familiar with watershed management and protection. (p89,1)

14.0 MANAGEMENT OF OPEN SPACE AND GREENBELT AREAS BY THE CITY

14.1 GOALS

OS 14.1.1: Open Space Lands

Manage and maintain open space lands in a responsible manner. (p90)

OS 14.1.2: Multiple Uses

Utilize open space lands for multiple purposes (such as watershed, recreation, resource protection). (p90)

OS 14.1.3: Buffer From Urban Land Uses

Buffered open space lands from adjacent urban uses. (p90)



Open Space Element

OS 14.1.4: Protect and Enhance Resources

Protect and enhance resources on open space lands. (p90)

OS 14.1.5: Acquisition and Maintenance

Acquire and maintain lands as permanent open space. (p90)

14.2 POLICIES

OS 14.2.1: Reservoir Canyon

The City will preserve Reservoir Canyon (see site #20, Site Map) as open space. (p90,1,A)

OS 14.2.2: Lopez Canyon

The City will preserve the Lopez Canyon property as open space. (p90,1,B)

OS 14.2.3: Mission Plaza

The City will preserve Mission Plaza and its expansion area as primarily parkland with some open space features (see site #14, Site Map). (p90,1,C)

OS 14.2.4: Other Properties

The City will preserve other properties received as open space (through easement or dedication) as open space consistent with the specific plan or easement language approved by the City. (p90,1,D)

OS 14.2.5: City Open Space Land Management

On open space lands the City owns or manages, the City shall:

- A) Promote the stated goals and policies of the Open Space Element.
- B) Provide for resource preservation, maintenance of scenic values, and wise and efficient use of natural resources.
- C) Encourage multiple uses (such as watershed, trails, wildlife preservation, agriculture), provided: (1) such multiple uses are consistent with the reason the land was designated open space, and (2) recreational uses are consistent with Section 12, Outdoor Recreation.

- D) Prohibit the expansion of adjacent private property uses onto open space lands unless such an encroachment benefits the public or the City's management practices. All encroachments must be approved by the City Council.
- E) Prepare management plans for large Greenbelt or open space areas (such as Reservoir Canyon) or smaller areas where management or design concerns need to be clarified. Management plans shall specify how these open space lands will provide recreation, resource protection, access, security, and long-term maintenance and operation.
- F) Utilize the assistance of volunteers, private individuals, user groups, organizations, businesses, and schools to help develop, operate, patrol, and maintain trails, and to sponsor related educational activities.
- G) Discourage construction of roads into or across natural open space areas or areas which require separation from human activity.
- H) Maintain agricultural uses (through lease-back procedures or other means) on agricultural lands or portions of such lands provided natural resources are protected (such as sensitive habitat, creeks, wetlands, and unique resources).
- I) At select locations, provide public interpretive services that contain information about the property protected, the City's open space program, and/or the value of specific resources.
(p90, 2)

OS 14.2.6: Uses on City Open Space Lands

Uses on open space lands owned or managed by the City:

- A) Should preserve the natural amenities of the open space land.
- B) May not include uses which would degrade or significantly impact resource preservation on-site or an adjacent parcel.
- C) May consist of the following uses provided allowed uses are compatible with the purpose of the open space land:
 - 1) Conservation of soil, vegetation, water, fish, and/or wildlife.

Open Space Element

- 2) Passive recreation, including open areas, trails, viewing stations, hiking, horseback riding, swimming, fishing, photography, painting, sketching and other similar day recreation use.
- 3) Interpretation and scientific study of the natural environment.
- 4) Grazing, farming, growing of nursery stock, gardening, and harvesting crops.
- 5) Landscape or wildlife restoration and enhancement programs where the natural landscape has been altered or degraded. Such programs may include restrictions on public access. (p91:1)

OS 14.2.7: Law Enforcement & Maintenance on City Open Space Lands

On open space lands the City owns or manages:

- A) Law enforcement shall be provided by the jurisdiction the open space land is located in. The special problems of law enforcement in undeveloped areas will be discussed with the appropriate agencies and solutions tailored to each area.
- B) The City may lease open space lands to the County or other jurisdictions for maintenance and patrol provided all City policies for operation and management are made a condition of the lease agreement.
- C) It shall be the City's policy to reduce the threat of fire by utilizing fire policies tailored to each area, taking many variables into consideration including:
 - 1) Closing certain areas to the public.
 - 2) Reducing fuel loads after careful consideration of alternatives.
 - 3) Encouraging property owners living adjacent to open space areas to assist in the protection of open space and their own properties in accordance with City specifications. These specifications will be made available to the public by special mailings and at City Hall.

- D) When appropriate, the City should enlist adjacent landowners as volunteers to conduct regular site inspections of undeveloped land holdings and report on the property's condition. Volunteers will need to complete a short training session on documenting the condition of a property and on handling potentially difficult situations such as trespass.
- E) Maintenance and monitoring shall be provided at regular intervals not exceeding yearly inspection and maintenance. More frequent monitoring should be conducted when necessary to avoid problems of trespass.
- F) The City should maintain open space lands for other jurisdictions (State, Federal, or County government) or other property holdings only if: (1) such lands are located near properties already administered by the City; (2) the other jurisdiction agrees to City land management policies; (3) the maintenance and management costs for these lands are borne by the jurisdiction or property holder, or the City determines it is in the best interest of the City to manage these lands and incur a portion or all of the cost of maintenance and management; and (4) the jurisdiction or property holder agrees to guarantee public open space use of the property in perpetuity. (p92, 1)

OS 14.2.8: Noise Mitigation Measures

Open space uses proposed adjacent to noise sensitive uses shall include the following mitigation measures (unless there is an emergency which requires immediate action by the City):

- A) All construction and maintenance equipment, fixed or mobile, should be in proper operating condition and fitted with standard silencing features.
- B) In areas where construction or maintenance equipment (such as diesel generators and air compressors) operate for more than one day within 50 feet of a sensitive land use, temporary portable noise barriers should be erected and located between the piece of equipment and the sensitive use. (p93, 2)

OS 14.2.9: New Development Open Space Buffers

The City shall require that development adjacent to existing open space provide:



N Figure 1
N Figure 2

Open Space Element

- A) A buffer between proposed development and existing open space parcels/resources to minimize conflicts between development and existing open space lands. The buffer should provide for an extension of the open space holding.
- B) Gates, fences, or other deterrents when such facilities are deemed necessary to discourage prohibited or incompatible uses from entering open space lands. (p93, 1)

14.3 PROGRAMS

OS 14.3.1: Agricultural Land Purchase and Lease Back Program

The City shall establish a program to purchase and lease back agricultural lands near urban or developing areas for continued agricultural use. (p93,1)

15.0 IMPLEMENTATION MECHANISMS

15.1 GOALS

OS 15.1.1: Open Space Program Funding

Utilize long-term financing mechanisms to fund open space programs. (p94)

OS 15.1.2: Working Relationships with Landowners

Work with landowners to form a broad based open space program; a program based on long-term working relationships. (p94)

OS 15.1.3: Resources for Protection and Maintenance

Utilize a broad base of resources to protect and maintain open space. (p94)

15.2 POLICIES

OS 15.2.1: Pursue Long-Term Source(s) for Funding

The City shall pursue long-term source(s) of funding for open space acquisition such as a bond measure, special assessment district(s), or sales tax increase. Only utilize this long-term funding source to preserve and maintain land and water areas that are consistent with the open space definition provided in this document. (p94,1A)



OS 15.2.2: Encourage Donations of Land

The City shall actively encourage private donations of land and funds by: (A) providing information to landowners regarding the value and techniques for resource conservation; (B) soliciting conservation easements from landowners whose property is designated open space or Greenbelt; and (C) providing landowners and developers with information regarding general tax advantages of donating land to nonprofit organizations and agencies, and the market value of conservation easements. (p94,1B)

OS 15.2.3: Pursue Matching Funds

The City shall pursue Federal and State matching funds for open space acquisitions. (p94,1C)

OS 15.2.4: Fiscally Conservative Programs

The City shall be fiscally conservative in acquiring and managing open space lands. (p94,1D)

OS 15.2.5: Land Trusts

The City shall work with land trusts and other such organizations to augment the City's options for open space preservation. (p94,1E)

OS 15.2.6: New Development

The City shall require new development within the City (including annexation requests) to provide open space preservation consistent with this element and the Land Use Element via development conditions. (p94,1F)

OS 15.2.7: Sale, Exchange, or Transfer of Open Space Lands

The City shall sell, exchange, or transfer open space lands only by approval of the City Council and only after a 60-day appeal period wherein the citizens can overturn the decision by referendum with a majority vote. (p94,1G)

OS 15.2.8: Document Condition of Property

The City shall document the condition of property prior to acquisition through photographs, maps, and written descriptions. (p94,1H)

OS 15.2.9: Public Information and Review

The City shall maintain a current record of all open space holdings (by fee and easement) for public information and review. (p94,1I)

OS 15.2.10: Criteria for Acquisition

To be considered for acquisition a site must have value in one or more of the following categories:

- A) Valuable natural resources (such as sensitive habitat, unique resources, creek corridors or similar habitat).
- B) Important scenic qualities, cultural characteristics, or natural features (such as unusual terrain or locally important geologic attributes).
- C) Public health and safety concerns which make reasonable development on the property unlikely.
- D) Important passive recreation opportunities (such as providing a trail linkage), or valuable environmental education opportunities.
- E) Proximity to land that is already permanently protected as open space, or the property is close to land that is likely to be protected in the foreseeable future, thus forming or potentially forming a large area of protected lands.
- F) The site is utilized for viable agriculture, has the potential to be used for viable agriculture, or the property provides (either now or in the future) a meaningful agricultural buffer that will protect agricultural operations.
- G) The site will cumulatively or individually form an important part of the City's Greenbelt. (p95, 1)

OS 15.2.11: Acquisition Priorities

A site that meets one or more of the criteria in Policy 15.2.10, should have high priority for purchase if it meets one or more of the following criteria:

- A) The property or resources on the property are under threat of incompatible development or irreversible damage.
- B) The site has timely or attractive purchase considerations or conditions. (For example, local cash contributions are available or additional land area is available).
- C) The site represents one of the last sections providing trail linkage or habitat linkage.

- D) The site is of sufficient size that resources are likely to remain intact, even if adjacent properties are developed.
- E) Purchase of the site would maximize the effectiveness of acquisition expenditures. (For example, purchasing one piece of property may guarantee that a second piece of property remains in open space or agriculture even though a public agency does not obtain the second property). (p96, 2)

OS 15.2.12: Criteria for Excluding Acquisition Candidates

A site that meets the criteria noted above should generally not be acquired by the City as open space if:

- A) The site or resource can be obtained in a timely manner as a condition of City, State, or County development approvals or agreements.
- B) The site's values are primarily scenic, but the property cannot be readily viewed by the general public.
- C) Adjacent properties are being developed in a way that is likely to significantly diminish the conservation values of the property in question.
- D) Management of the property will be very costly or management of an easement would be unusually difficult to enforce (such as multiple owners, fencing restrictions, or other considerations).
- E) The site cannot be acquired with reasonable effort in relation to its value or purpose. One site may be more valuable; however, all time and effort should not be expended if other sites may be more easily obtained.
- F) The site is developed with facilities or structures, and thus would not be consistent with the open space definition. (p96, 3)

OS 15.2.13: Fee Ownership

The City should generally obtain fee ownership for:

- A) Properties that may require or have frequent public access to the site or through the site. For example, the property will have a public trail.

Open Space Element

- B) Agricultural lands when (1) public access is desired, (2) the property could be leased back for continued agricultural use, (3) or there may be harmful impacts from current or future agricultural practices.
- C) Lands for which buying the development rights is almost as expensive as obtaining the land in fee.
- D) Lands which contain delicate habitat requiring monitoring and enforcement.
- E) Land on which enforcing an easement will be difficult or costly. (p97, 1)

OS 15.2.14: Easements or Purchase of Development Rights

The City should generally obtain an easement or development rights:

- A) On agricultural lands where the cost of development rights is less than fee ownership.
- B) For lands on which continuation of the underlying private use is compatible with its open space designation and direct management by the City is not required.
- C) To protect viewsheds or scenic resources that involve little or no public access. (p97, 2)

15.3 PROGRAMS

OS 15.3.1: Long-Term Financing

The City should pursue implementation of long-term financing mechanisms such as a bond measure, special assessment district, or a sales tax measure. The text of any measure should specify the percentage of monies that will be: (1) committed to open space acquisition, and (2) allocated for management and maintenance costs of protected lands. (p98,1,A)

OS 15.3.2: Parcel Transfer Tax

The City should revise the City's current parcel transfer tax fees. Monies from this source should be available for open space maintenance and preparation of master plans. (p98,1,B)

OS 15.3.3: Maintenance Costs

The City should devise a program to have some maintenance costs of open space lands paid in part by uses on these lands (such as agricultural lease back). (p98,1,C)

OS 15.3.4: Impact Fee

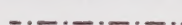
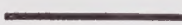
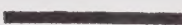
The City should develop an impact fee that will pay for some open space with new development, and encourage the County to implement such an impact fee. (p98,1,D)

OS 15.3.5: Prioritizing Open Space Protection

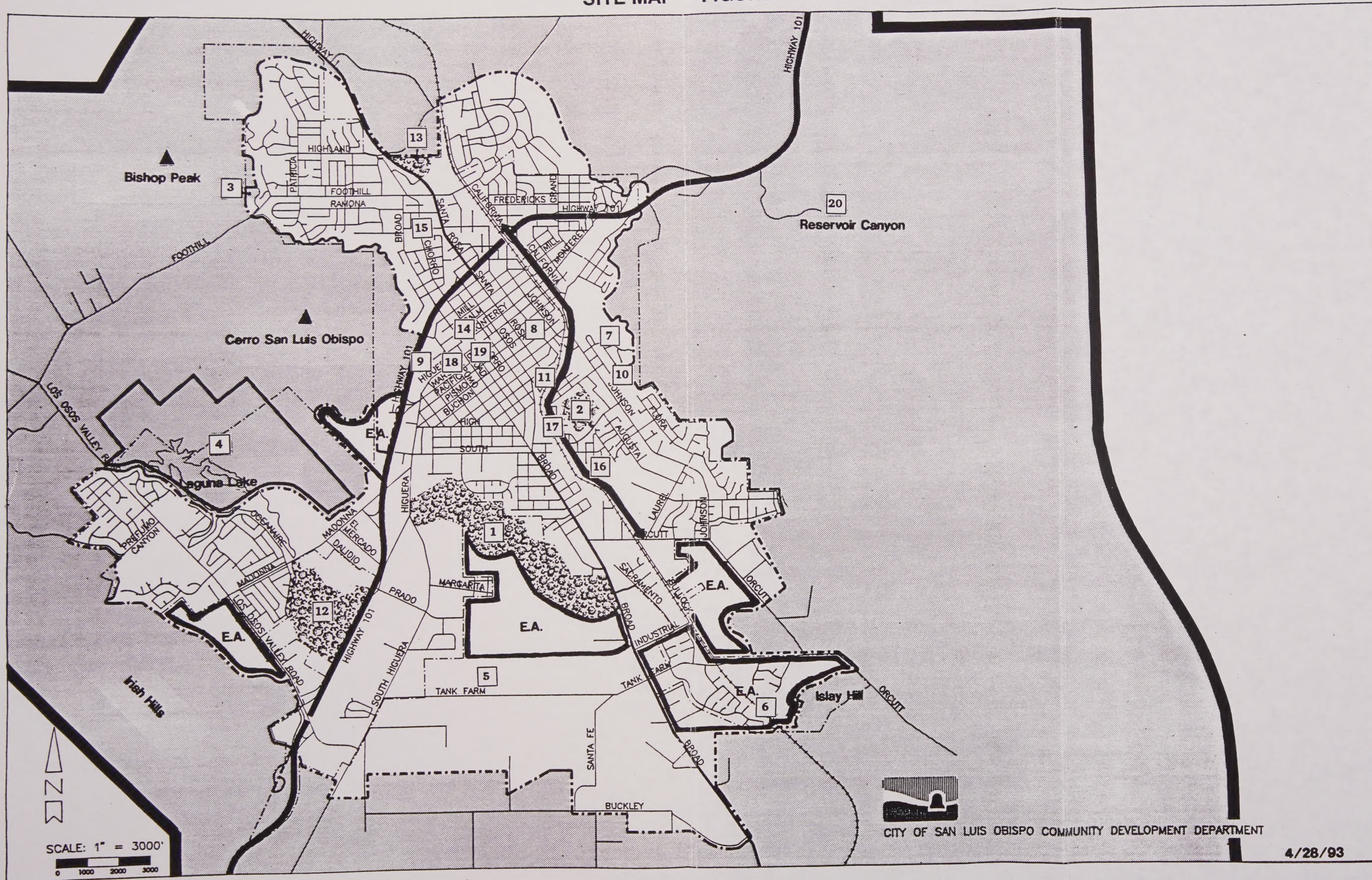
The City shall prioritize land available for acquisition/preservation as open space consistent with the "Criteria for Acquisition" contained in this Section as a first step in implementing this Element. (p98,2)

Figure 6 - Open Space Element Site Map Legend

Site Number	Sites Discussed in Open Space Element	Page in Digest
1	South Street Hills	6
2	Terrace Hill	6
3	Foothill Property	7
4	Laguna Lake Open Space	9, 20
5	Unocal Wetlands	20
6	Rodriguez Adobe	33
7	Bowden Adobe	33
8	Dallidet Adobe	33
9	Dana Street Adobe	33
10	Sunny Acres	33
11	Southern Pacific Water Tower	33
12	Dalidio, McBride, Madonna	37
13	Cal Poly Orchard Site	38
14	Mission Plaza and Expansion Areas	9, 52, 56
15	Murray Street Linear Park or Open Space	53
16	Southern Pacific Site/Sinsheimer Extension	53
17	Trail Corridor Southern Pacific	7
18	Nipomo Street-Higuera Street Parking Lot	53
19	Garden Street Linear Park	53
20	Reservoir Canyon	8, 56
E.A.	Expansion Areas	85

-  City Limit Line
-  Urban Reserve Line
-  Greenbelt Line (perimeter)
-  Laguna Lake Open Space Line
-  Expansion Area Boundary
-  Greenbelt
-  Open Space

SITE MAP - FIGURE 7





city of san luis obispo

Circulation Element

November 1994

GENERAL GOALS, STRATEGIES AND OBJECTIVES**GOALS****1) Air Quality**

Maintain accessibility and protect the environment throughout San Luis Obispo while reducing dependence on single-occupant use of motor vehicles, with the goal of achieving State and Federal health standards for air quality. (p6,1)

2) Reduce Car Use

Reduce people's use of their cars by supporting and promoting alternatives such as walking, riding buses and bicycles, and using car pools. (p6,2)

3) Street System

Provide a system of streets that are well-maintained and safe for all forms of transportation. (p6,3)

4) Widening and Extending Streets

Widen and extend streets only when there is a demonstrated need and when the projects will cause no significant, long-term environmental problems. (p6,4)

5) Downtown

Make the downtown more functional and enjoyable for pedestrians. (p6,5)

6) Safety

Promote the safe operation of all modes of transportation. (p6,6)

7) Agency Coordination

Coordinate the planning of transportation with other affected agencies such as San Luis Obispo County, Cal Trans, and Cal Poly. (p6,7)

8) Reduce the Need for Travel by Private Vehicles

Reduce the need for travel by private vehicle through land use strategies, telecommuting and compact work weeks. (p6,8)



STRATEGIES

9) Overall Transportation Strategy

San Luis Obispo will meet the transportation needs of current and planned-for population by: (p6-7,1-7)

- 1) Managing city and regional growth consistent with the Land Use Element;
- 2) Funding alternative forms of transportation;
- 3) Sponsoring traffic reduction activities;
- 4) Providing the infrastructure needed to accommodate the desired shift in transportation modes;
- 5) Focusing traffic on Arterial Streets and Regional Routes and Highways;
- 6) Accepting some additional traffic on Arterial Streets and Regional Routes and Highways;
- 7) Providing facilities that improve transportation safety.

OBJECTIVES

10) Encourage Better Transportation Habits

San Luis Obispo should: (p7,1-2)

- A) Increase the use of alternative forms of transportation (as shown on Table 1) and depend less on the single-occupant use of vehicles.
- B) Ask the San Luis Obispo Regional Transportation Agency to establish an objective similar to Table 1 and support programs that reduce the interregional use of single-occupant vehicles and increase the use of alternative forms of transportation.

11) Alternative Forms of Transportation

San Luis Obispo should: (p7,3-6)

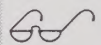
- A) Complete a network of bicycle lanes and paths, sidewalks and pedestrian paths within existing developed parts of the city by 2000, and extend the system to serve new growth areas.

- B) Complete improvements to the city's transit system serving existing developed areas by 2000, and provide service to new growth areas.
- C) Support the efforts of the County Air Pollution Control District to implement traffic reduction programs.
- D) Support and develop education programs directed at promoting types of transportation other than the single-occupant vehicle.

12) Traffic Management

San Luis Obispo should: (p7,7-15)

- A) Limit traffic increases by managing population growth and economic development to the rates and levels stipulated by the Land Use Element and implementing regulations. Limit increases in ADT and VMT to the increase in employment within the City's Urban Reserve.
- B) Support county-wide programs that manage population growth to minimize county-wide travel demand.
- C) Support county-wide programs that support modal shift while utilizing our existing road system and reducing air pollution and traffic congestion.
- D) Provide a system of streets that allow safe travel and alternate modes of transportation throughout the city and connect with Regional Routes and Highways.
- E) Manage the use of Arterial Streets, Regional Routes and Highways so that traffic levels during peak traffic periods do not result in extreme congestion, increased headways for transit vehicles, or unsafe conditions for pedestrians or bicyclists.
- F) Ensure that development projects and subdivisions are designed and/or retrofitted to be efficiently served by buses, bike routes and pedestrian connections.
- G) Consistent with the Land Use Element, allow neighborhood-serving business and provide parks and recreational areas that can be conveniently reached by pedestrians or bicyclists.
- H) Protect the quality of residential areas by achieving quiet and by reducing or controlling traffic routing, volumes, and speeds on neighborhood streets.



H 7.1.1

- I) Coordinate the management of San Luis Obispo County Airport and the planning of land uses around the airport to avoid noise and safety problems.

13) Environmentally Sound Technological Advancement

San Luis Obispo should: (p8,16-19)

- A) Promote the use of quiet, fuel-efficient vehicles that produce minimum amounts of air pollution.
 - 1) The City will continue to support the use and development of compressed natural gas fueling stations in the San Luis Obispo area.
 - 2) When replacing any City vehicle or expanding the City's vehicle fleet, the City will consider purchasing alternative fuel vehicles that reduce air pollution.
 - 3) The City encourages the use of alternative fuels on a regional basis.
- B) Advocate the use of communication systems that enable the transmission of information to substitute for travel to work or meetings. Develop goals and policies for City employee participation in telecommuting systems.
- C) Solicit ideas from private industry for the development and implementation of innovative transportation technologies in San Luis Obispo.
- D) Support the use of alternative pavement materials for public streets, roads and other transportation corridors.

14) Modal Shift Objectives

San Luis Obispo will physically monitor the achievement of the modal shift objectives shown in Table 1 and biannually review and adjust transportation programs if necessary. (p9,20)

Figure 1 - Modal Split Objectives

Type of Transportation	% of City Resident Trips ¹	By Year	Estimated City Resident Trips	% Increase in Participation Over Base Year
Motor Vehicles	71	1990 (base year) ²	42,600	-
Transit	6		3,600	-
Bicycles	10		6,000	-
Walking, Car Pools and Other Forms	13		7,800	-
Motor Vehicles	66	2000	45,100	6
Transit	7		4,800	33
Bicycles	12		8,200	37
Walking, Car Pools and Other Forms	15		10,300	32
Motor Vehicles	62	2010	48,300	13
Transit	8		6,200	72
Bicycles	14		11,000	83
Walking, Car Pools and Other Forms	16		12,500	60
Motor Vehicles	59	2020	52,500	23
Transit	8		7,200	100
Bicycles	16		14,200	136
Walking, Car Pools and Other Forms	17		15,100	94

① The proposed changes in the use of various forms of transportation during the next thirty years assume that the total number of city-resident trips will grow by about 42% during that time. This growth is due to projected population growth and economic development in the city and county.

② A "base year" estimate was derived from a random sample survey of city residents. The modal split profile from the survey results was adjusted to reflect the age profile for city population as defined in the Federal Decennial Census (1990).

- ③ The City will pursue the greatest shift toward alternative transportation.
- ④ These modal split objectives shall be reviewed every five years as part of a periodic review of the Circulation Element (CI 16.1.10). If objectives are not met, the City will examine programs that discourage the use of motor vehicles as a way of achieving these objectives

CI 1.3.6: Beautiful and Livable Street Corridors

San Luis Obispo will pursue changes to existing corridors and support the design of new corridors that create safe, attractive, and useful environments for residents, patrons of adjoining land uses and the traveling public. (p9,21)

TRAFFIC REDUCTION

1.0 COMMUNITY TRIP REDUCTION

POLICIES

CI 1.1.: Support County-Wide and Community Programs

The City should support county-wide and community programs in order to substantially reduce the number of vehicle trips and parking demand. (p11,1.1)

CI1.2: Flex Time Programs and Alternative Work Schedules

The City should support flex time programs and alternative work schedules where they reduce peak hour traffic levels. (p11,1.2)

CI 1.3: Employers

Employers should participate in trip reduction programs. (p11,1.3)

CI 1.4: Downtown

The City should establish programs that reduce congestion in the downtown in a way that does not damage the downtown's long-term economic viability. (p11,1.4)

CI 1.5: Air Quality

The City will support trip reduction programs as a long-term sustained effort to reduce traffic congestion and maintain air quality. If air quality degrades or level of service (pLOS) standards are exceeded, the City will pursue more stringent measures to achieve its transportation goals. (p11,1.5)



CO 3.1.1

PROGRAMS**CI 1.6: City Participation**

The City will participate and cooperate with the County Air Pollution Control District's and other agencies' efforts in establishing county-wide trip reduction programs. (p11,1.6)

CI 1.7: Average Vehicle Ridership

The City recommends that county-wide trip reduction programs include an Average Vehicle Ridership (AVR) standard of 1.60 or larger. (p11,1.7)

CI 1.8: Air Pollution Control District Support

The City will support aggressive efforts of the Air Pollution Control District to establish trip reduction programs that affect downtown employers, Cal Poly and Cuesta College, and the California Men's Colony. (p11,1.8)

CI 1.9: Trip Reduction Plan

City government will aggressively pursue a trip reduction plan for City employees with the goal of achieving an AVR of 1.7 or larger. (p12,1.9)

CI 1.10: Voluntary Trip Reduction

The City will work with area employers, the Chamber of Commerce, Air Pollution Control District, Transportation Management Association, and other agencies to support a voluntary trip reduction program. For employers with 50 or more employees, the program will be structured as follows: (p12,1.10)

- A) Candidate employers will be surveyed to determine base year average vehicle ridership (AVR) levels.
- B) Candidate employers will be offered assistance in preparing plans to reduce automobile dependency of their work forces.
- C) Twenty-four months from the initiation of this assistance program, candidate employers will again be surveyed. If meaningful progress is made toward achieving AVR targets (a 10% or greater increase in AVR of the candidate work force), the voluntary participation program will continue. If meaningful progress has not been made toward achieving AVR targets, then the City will consider adopting a mandatory trip reduction ordinance.

2.0 TRANSIT SERVICE

POLICIES

CI 2.1: Local and Regional Transportation

The City should encourage transit development, expansion, coordination and aggressive marketing throughout San Luis Obispo County to serve a broader range of local and regional transportation needs including commuter service. (p12,2.1)

CI 2.2: City Bus Service

The City should improve and expand city bus service to make the system more attractive, convenient and accessible. Transit ridership should be expanded so that it accounts for: (p12,.2.2)

- A) 7% of all in-city trips in San Luis Obispo by 2000.
- B) 8% of all in-city trips in San Luis Obispo by 2010.



CI 2.3: Paratransit Service

Paratransit service for the elderly and handicapped should continue to be provided by public and private organizations. (p12,2.3)

CI 2.4: No Fare Programs

The City should continue to work with Cal Poly to maintain and expand the "no fare program" for campus service and Cal Poly should continue to provide financial support. The City should encourage Cuesta College and other agencies to establish similar programs. (p12,2.4)

CI 2.5: Unmet Transit Needs

The definition of Unmet Transit Needs used by the San Luis Obispo Regional Transportation Agency should continue to include transit service for a broad range of purposes. (p13,2.5)

CI 2.6: Service Standards

The city supports the following service standards for its transit system and for development that is proximate to the transit network: (p13,2.6)

- A) Bus fares will be set at levels where cost is not a constraint for people to use buses.
- B) The frequency of City transit service will compare favorably with the convenience of using private vehicles.
- C) Routes, schedules and transfer procedures of the City and regional transit systems should be coordinated to encourage commuter use of buses.
- D) In existing developed areas, transit routes should be located within 1/4 mile of existing businesses or dwellings.
- E) In City expansion areas, employment-intensive uses or medium, medium-high or high density residential uses should be located within 1/8 mile of a transit route.

CI 2.7: New Development

New development should be designed to facilitate access to transit service. (p13,2.7)

PROGRAMS**CI 2.8: Transit Plans**

The City will adopt a short-range Transit Plan (5-year time frame) and a long-range Transit Master Plan (20-year time frame). (p13,2.8)

CI 2.9: Monthly Transit Passes

To help reduce traffic and the demand for parking, employers should be encouraged to purchase monthly transit passes in bulk and make them available to their employees. The City will develop a bulk discount rate for passes. (p13,2.9)

Circulation Element

CI 2.10: Trolley Service

The City will maintain a downtown trolley service as part of its overall transit system. (p13,2.10)

CI 2.11: Commuter Bus Service

The City of San Luis Obispo should encourage the San Luis Obispo Regional Transit Authority (SLORTA) to expand commuter bus service to Cuesta College and the California Mens Colony during peak demand periods. (p13,2.11)



CI 2.12: Centralizing Transit Service

The City will cooperate with efforts of the San Luis Obispo Council of Governments (SLOCOG) to evaluate the effectiveness of centralizing transit service. (p13,2.12)

CI 2.13: Target Audiences

The City will develop a comprehensive marketing and promotion program to reach target audiences. (p13,2.13)

3.0 BICYCLE TRANSPORTATION

POLICIES

CI 3.1: Bicycles

Bicycle transportation should be encouraged. (p14,3.1)

CI 3.2: Bicycles at Cal Poly

At least 33% of all Cal Poly trips should be made by bicycle by the year 2000. (p14,3.2)

CI 3.3: Bikeways

The City shall complete a continuous network of safe and convenient bikeways that connect neighborhoods with major activity centers and with county bike routes as specified by the *Bicycle Transportation Plan*. (p14,3.3)



PR 6.1.7
LU 2.3.2

CI 3.4: New Development

New development should provide bikeways, secure bicycle storage, parking facilities and showers, consistent with City plans and standards. (p14,3.4)

CI 3.5: Bikeway Design and Maintenance

Bikeways should be designed and maintained to improve bicycling safety, convenience, and encourage people to use bicycles to commute to work or school. (p14,3.5)

CI 3.6: Bikeway Designation

Bikeways designated in the *Bicycle Transportation Plan* should be established when: (p14,3.6)

- A) The street section is repaved, restriped, or changes are made to its cross-sectional design; or
- B) The street section is being changed as part of a development project; or
- C) The construction of bike lanes or paths are called for by the City's Capital Improvement Plan.

CI 3.7: Bicycle Lanes

All arterial street projects should provide bicycle lanes. Residential Arterials may or may not be able to accommodate bike lanes; the evaluation of bike lanes on these streets will consider the neighborhood context. (p14,3.7)



EC 1.3.6

PROGRAMS

CI 3.8: Incentives to Use Alternative Transportation

Cal Poly and Cuesta College shall be encouraged to provide incentives to all students, faculty and staff to use alternative forms of transportation. (p14,3.8)

CI 3.9: Bicycle Plan Update

The City will update its bicycle plan consistent with the objectives, policies and standards of this Circulation Element. The *Bicycle Transportation Plan* shall establish official city bike routes. (p14,3.9)

CI 3.10: Cal Poly and Cuesta College Bike Plans

Cal Poly and Cuesta College shall be requested to adopt a bike plan, coordinated with other agency plans, that shows the location of all on-campus bike lanes and bike storage areas and includes programs that encourage the use of bicycles. (p14,3.10)

CI 3.11: Cal Poly and Cuesta College Master Plans

In cooperation with the City, Cal Poly and Cuesta College shall be requested to revise their campus master plans to de-emphasize the use of automobiles and promote the use of alternative forms of transportation. (p15,3.11)

CI 3.12: Bike Lockers, Parking, and Showers

The City will modify its zoning regulations to establish standards for the installation of lockers, and secured bicycle parking, and showers. (p15,3.12)

CI 3.13: Separated Bike Path and Ped Trail

The City should obtain railroad right-of-way and easements to establish a separated bike path and pedestrian trail through San Luis Obispo. (p15,3.13)

CI 3.14: Maintenance of Bike Facilities

The City will give a high priority to using street funds for ongoing maintenance of bicycle lanes and paths or other public bicycle facilities. (p15,3.14)

4.0 WALKING

POLICIES

CI 4.1: Walking to School, Work and Shopping Destinations

Walking should be encouraged as a regular means of transportation for people who live within a 20-minute walk of school, work, or routine shopping destinations. (p15,4.1)

CI 4.2: Sidewalk Networks

The City should complete a continuous network of sidewalks and separated pedestrian paths connecting housing areas with major activity centers and with trails leading into city and county open areas that avoid sensitive areas. (p15,4.2)



LU 2.1.4
LU 6.4.2

CI 4.3: New Development

New development shall provide sidewalks and pedestrian paths consistent with City policies, plans, programs and standards. (p15,4.3)



LU 2.1.4

CI 4.4: Pedestrian Access

New or renovated commercial and government public buildings should provide convenient pedestrian access from nearby sidewalks and pedestrian paths, separate from driveways and vehicle entrances. (p15,4.4)

CI 4.5: Pedestrian Crossing Safety

To improve pedestrian crossing safety at heavily used intersections, the City should institute the following: (p15,4.5)



LU 4.5

- A) Install crossing controls, where warranted, that provide adequate time for pedestrians to cross the street.
- B) In the downtown, install textured cross walks and landscaped bulb-outs, where appropriate.
- C) On Arterial Streets, Parkways or Regional Routes with four or more travel lanes, install medians at pedestrian crossings where roadway width allows.

CI 4.6: Sidewalks in the Commercial Core

Sidewalk areas in the commercial core should allow for the free flow of pedestrians and should include conveniently-located rest areas with shade and seating. (p15,4.6)

PROGRAMS

CI 4.7: Pedestrian Transportation Plan

The city will adopt a *Pedestrian Transportation Plan* to encourage walking and to expand facilities that provide pedestrian linkages throughout the community. (p16,4.7)

CI 4.8: Sidewalk Networks

The City will pursue the installation of sidewalks to complete a continuous network throughout the community. (p16,4.8)

CI 4.9: Handicap Ramps

The City will continue its annual program of replacing existing curbs with handicapped ramps. (p16,4.9)

CI 4.10: Suggested Routes to School

The City should work with parents and teachers of elementary school students to establish a “suggested routes to school” program for bicycling and walking. (p16,4.10)

TRAFFIC MANAGEMENT

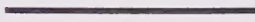
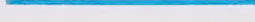
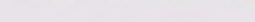
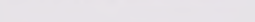
5.0 STREET DESIGNATIONS

POLICIES

CI 5.1: Purpose of Street Corridors

The primary purpose of street corridors is to enable the movement of vehicles (automobiles, transit, delivery vehicles, bicycles) and pedestrians. The design and use of streets should relate to- and respect the character and type of surrounding land uses. If residential areas are to maintain their character, they cannot be treated in the same manner as commercial or industrial areas. (p17,5.1)

FIGURE #2
CIRCULATION ELEMENT
STREETS CLASSIFICATION MAP

-  FREEWAY
-  HIGHWAY/REGIONAL ROUTE
-  ARTERIAL
-  PARKWAY ARTERIAL
-  RESIDENTIAL ARTERIAL
-  COMMERCIAL COLLECTOR
-  RESIDENTIAL COLLECTOR
-  LOCAL STREET
-  PROPOSED ROADWAY
-  CITY LIMIT LINE
-  URBAN RESERVE LINE



SCALE: 1" = 3000'



CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT NOVEMBER 1994

CI 5.2: Types of Streets

The following descriptions and standards apply to streets shown on Figure 2 (MAP):
(p17,5.2)

Street Types	Desired Max ADT/LOS	Desired Max MPH	Travel Lanes
LOCAL COMMERCIAL STREETS directly serve nonresidential development that front them and channel traffic to commercial collector streets.	5,000	25	2
LOCAL RESIDENTIAL STREETS directly serve residential development that front them and channel traffic to residential collector streets.	1,500	25	2
COMMERCIAL COLLECTOR STREETS collect traffic from commercial areas and channel it to commercial arterials.	10,000	25	2
RESIDENTIAL COLLECTOR STREETS collect traffic from residential areas and channel it arterials.	3,000	25	2
RESIDENTIAL ARTERIALS are bordered by residential property where preservation of neighborhood character is as important as providing for traffic flow and where speeds should be controlled.	LOS D	35	2-4
ARTERIAL STREETS provide circulation between major activity centers and residential areas.	LOS E (Downtown) LOS D (Other Routes)	25 40	2-4
PARKWAY ARTERIALS are arterial streets with landscaped medians and roadside areas, where the number of cross streets is limited and direct access from fronting properties is discouraged.	LOS D	45	4-6
HIGHWAY/REGIONAL ROUTES connect the city with other parts of the county and are used by people traveling throughout the county and state and are designated as primary traffic carriers. Segments of these routes leading into San Luis Obispo should include landscaped medians and roadside areas to better define them as community entryways.	LOS D	45 (In City)	2-6
FREEWAY is a regional route of significance where access is controlled.	LOS D	55	4-6

Circulation Element

- ① To determine the classification of a particular street segment, refer to Figure 2 - Street Classification Map and Appendix E in the Circulation Element. Appendix E includes the most recent traffic counts and estimates of level of service (LOS). Traffic counts will be different for various segments of a particular street. In some cases a range of LOS ratings are shown in Appendix E for arterial streets because of the variability of traffic flow conditions along a particular corridor; and some street segments approaching intersections may have poorer LOS than shown in this table.
- ② Desired maximum speed means that 85% of the motorists using the street will drive at or slower than this speed.
- ③ For Chorro Street, north of Lincoln Street, and Prefumo Canyon Road, the maximum desired ADT goal is 5,000 ADT.
- ④ Changes to the classification of any street shown on Figure 2 will require amendment to this Circulation Element.

PROGRAMS

CI 5.3: Design and Construction Standards

The City and County should jointly develop and adopt design and construction standards for streets within the City's Urban Reserve. (p20,5.3)

CI 5.4: Right-of-Way and Design Standards

The City will revise its Subdivision Regulations to include right-of-way and design standards for each type of street shown in CI Policy 5.2. (p20,5.4)

6.0 NEIGHBORHOOD TRAFFIC MANAGEMENT

POLICIES

CI 6.1: Through Traffic

Through traffic should use Regional Routes and Highways, Arterials, Parkway Arterials and Residential Arterial streets and should not use, Collectors or Local streets. (p20,6.1)

CI 6.2: Commercial Development

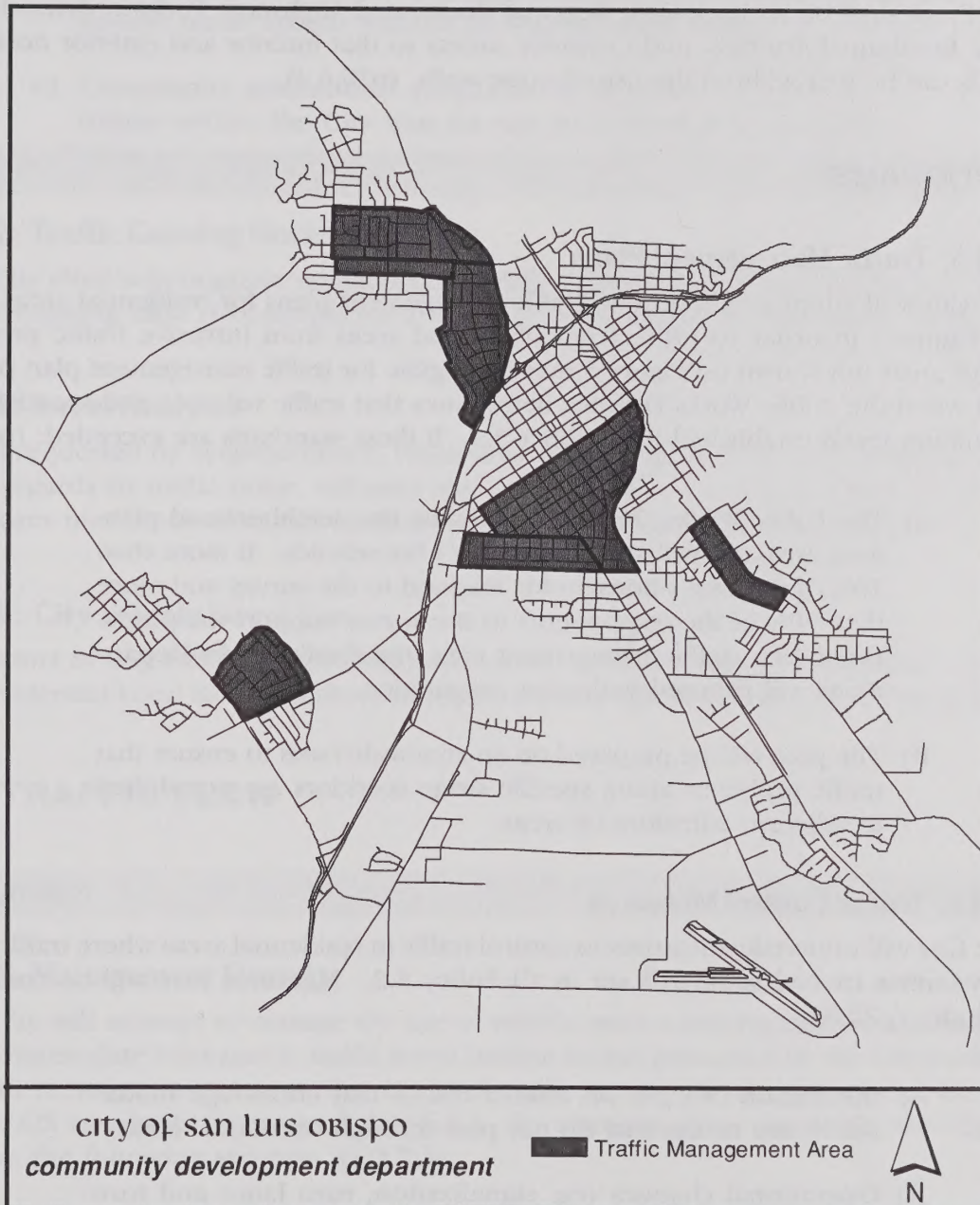
The City should not approve commercial development that encourages customers, employees or deliveries to use Residential Local or Residential Collector streets. (p20,6.2)

CI 6.3: Neighborhood Traffic Management Projects

The City should ensure that neighborhood traffic management projects: (p20,6.3)

- A) Provide for the mitigation of adverse impacts on all residential neighborhoods.

Figure 3 - Neighborhood Traffic Management Areas



- B) Allow for adequate response conditions for emergency vehicles.
- C) Allow for convenient through bicycle or pedestrian traffic.

CI 6.4: Irish Hills/Margarita/Orcutt

In the Irish Hills Special Design Area and the Margarita and Orcutt Expansion Areas, dwellings shall be set back from Regional Routes and Highways, Parkway Arterials, Arterials, Residential Arterials, and Collector streets so that interior and exterior noise standards can be met without the use of noise walls. (p20,6.4)

PROGRAMS

CI 6.5: Traffic Management Plans

The City will adopt neighborhood traffic management plans for residential areas shown on Figure 3 in order to protect neighborhood areas from intrusive traffic problems. Other areas not shown on Figure 3 may be eligible for traffic management plan preparation when the Public Works Director determines that traffic volumes and speeds exceed maximum levels established in CI Policy 5.2. If these standards are exceeded: (p20,6.5)

- A) The Public Works Director will define the neighborhood planning area and will survey the area's households. If more than 10% of the area's households respond to the survey and more than 50% of the respondents to the survey support the preparation of a traffic management plan, the Public Works Department will proceed with plan preparation.
- B) The plan will be prepared on an area-wide basis to ensure that traffic problems along specific street corridors are not shifted to adjacent corridors or areas.

CI 6.6: Traffic Control Measures

The City will undertake measures to control traffic in residential areas where traffic speeds or volumes exceed standards set by CI Policy 5.2. Measures that will be considered include: (p22,6.6)

- A) Installation of signs on arterial routes that encourage motorists to use routes that do not pass through residential areas.
- B) Operational changes (eg. signalization, turn lanes and turn pockets at intersections) on arterial streets that encourage their use as inter-community connectors.

- C) Bulbouts or other traffic calming devices at intersections on streets leading into residential areas to inform motorists that they are entering a neighborhood area.
- D) Meandering street designs, traffic circles, road humps, raised cross walks, stop signs, speed tables, planters, textured streets, offset intersections and other traffic control devices designed to slow traffic speeds without increasing City liability.
- E) Community educational programs to promote selection of routes within the City that do not pass through residential areas.

CI 6.7: Traffic Calming Workshops

The City shall help organize neighborhood traffic calming workshops that assist residents in redesigning their own streets for a safer and more human environment. (p22,6.7)

CI 6.8: Street Analysis

When requested by neighborhoods, residential streets shall be analyzed for their livability with regards to traffic noise, volumes and speed. Traffic calming or other intervening measures may be necessary to maintain the resident's quality of life. (p22,6.8)

CI 6.9: City Vehicle Street Use

Operators of City vehicles, excluding police patrols, should not use Residential Collector or Residential Local streets as shortcut routes for non-emergency City business. (p22,6.9)

7.0 TRAFFIC FLOW

POLICIES

CI 7.1: Management Strategy

The City will attempt to manage the use of arterial streets and regional routes/highways to accommodate increases in traffic levels limited to and permitted by the City's adopted growth management plan so that levels of traffic congestion do not exceed the peak hour LOS standards shown in Policy 6.1.2. To maintain these standards, the City will pursue the following strategy: (p22,7.1)

- A) When traffic reaches LOS "C," the City will pursue the following:
 - 1) Limit increases in all traffic via traffic management programs identified in this document.

- 2) Institute programs that require the use of alternative forms of transportation and establish policies and programs that act as disincentives to the use of vehicles.
 - 3) Make minor changes within existing roadways to improve pedestrian and bicycling safety while improving traffic flow.
- B) When traffic reaches LOS “E,” the City will consider the selective widening of Arterial Streets, Regional Routes and Highways when improvements to public safety and traffic flow outweigh the fiscal and environmental costs, and do not hinder this plan’s alternative transportation policies.

CI 7.2: County and State Government Cooperation

The City should cooperate with county and state government to institute programs that reduce the levels of peak-hour and daily vehicle traffic. (p23,7.2)

CI 7.3: Street Network Management

The City should manage the street network so that the standards presented in Policy 6.1.2 are not exceeded. This will require new development to mitigate the traffic impacts it causes or the City to limit development which affects streets where congestion levels may be exceeded. The standards may be met by strengthening alternative modes to the single occupant motor vehicle. (p23,7.3)

CI 7.4: Driveway Access

Driveway access from development fronting arterial streets should be minimized wherever possible. (p23,7.4)

PROGRAMS

CI 7.5: Priority Implementation

Those traffic programs identified in CI Policy 8.1.1-A which have the greatest potential to reduce traffic increases permitted by the City’s growth management plan shall have priority for implementation. (p23,7.5)

CI 7.6 Monitoring

The City will establish an on-going and comprehensive transportation monitoring program that, at a minimum, will keep track of (on a bi-annual basis): (p23,7.6)

- A) Changes in traffic volumes throughout the city.

- B) Changes to the Level of Service (LOS) on arterial streets, regional routes and highways.
- C) Traffic speeds.
- D) Changes in the use of bike lanes.
- E) The location, type and frequency of accidents.

CI 7.7: Bi-annual Survey

The City will bi-annually conduct a survey of residents to estimate their use of different types of transportation. (p24,7.7)

CI 7.8: Traffic Model

The City will maintain a computerized traffic model of the city's circulation system and cooperate with the Regional Transportation Agency in maintaining a traffic model for San Luis Obispo County. (p24,7.8)

CI 7.9: High Occupancy Vehicle Lanes

The City will cooperate with State and Regional agencies in evaluating the effectiveness of high occupancy vehicle (HOV) lanes on state highways. If State Routes 101 or 227 are widened to add travel lanes, the additional capacity should be reserved for HOV/transit use. (p24,7.9)

8.0 STREET NETWORK CHANGES

POLICIES

CI 8.1: New Development

New development will be responsible for constructing new streets, bike lanes, sidewalks, pedestrian paths and bus turn-outs or reconstructing existing facilities. (p24,8.1)

CI 8.2: Specific Plans

Specific Plans prepared for areas within the city's urban reserve should include a street system that is consistent with the policies, programs and standards of this Circulation Element. (p24,8.2)

CI 8.3: Public Participation

The City will facilitate public participation in the planning, design and construction of major changes to the street network. (p24,8.3)

Circulation Element

CI 8.4: Major Network Changes

Major changes to the city's street network (not listed on Figure 4) may be initiated (included in the budget) only after amendment to this Circulation Element. (p24,8.4)

CI 8.5: Livability

The City will seek opportunities to improve the livability of existing arterial streets through redesign of street corridors. (p24,8.5)

CI 8.6: Timing of Street Projects

Street projects should be implemented as development occurs. (p24,8.6)

CI 8.7: Rights-of-Way

Rights-of-way should be reserved through the building setback line process or through other mechanisms so that options for making transportation improvements are preserved. (p24,8.7)

PROGRAMS

CI 8.8: Setback Lines

The City will establish building setback lines for routes listed on Figure 4. (p24,8.8)

CI 8.9: State Highway 227

The City will ask the California Department of Transportation to designate Prado Road between Broad Street and Highway 101 as State Highway 227. (p25,8.9)

CI 8.10: Project Study Report

The City will ensure that changes to Prado Road (Figure 4, projects A.1, A.2, B.4 and C.1) and other related system improvements are implemented in a sequence that satisfies circulation demands caused by area development. The sponsors of development projects that contribute to the need for the Prado Road interchange (Figure 4, project C.1) will be required to prepare or fund the preparation of a Project Study Report for the interchange project. The Project Study Report shall meet the requirements of the California Department of Transportation. (p25,8.10)

Figure 4 - Transportation Capital Projects

I. Alternative Transportation and Design Projects

- A) Transit Programs: include projects identified in the adopted Short Range Transit Plan; maintain a downtown shuttle service as part of the City's overall transit system.
- B) Bike Lanes and Paths: Complete a continuous network of bike lanes and paths by 2000.
- C) Railroad Bicycle Path: Obtain railroad right-of-way to establish a separated bike path and pedestrian trail.
- D) Pedestrian Paths and Sidewalks: Complete a "Pedestrian Transportation Plan" and program the construction of pedestrian facilities.
- E) Neighborhood Traffic Management: Install traffic control facilities and devices in neighborhoods to support the street classification standards.
- F) Livable Streets: Adopt standards, redesign and landscape arterial streets to improve their livability.
- G) Highway 101 Visual Enhancement: Work with Caltrans and the County to enhance the visual character of Highway 101.

Notes (refer to table on following pages):

(1) "Development" means that the proposed changes to the street system would be paid for by the developers of adjoining property or properties that directly impact the street section or facility. In general, development-funded projects will be constructed at the time that development occurs. However, projects may be built prior to development when it is necessary to complete an important circulation link. In these cases, future developments may be assessed for existing improvements.

(2) Freeway access should be improved at the Route 101/Route 1 interchange by maximizing the use of existing street corridors and minimizing the removal of buildings.

(3) The design of the Prado Road interchange and modifications to the ramps system for the Los Osos Valley Road interchange will be determined as part of Project Study Reports (PSRs) required by Caltrans. The alignment of Prado Road northwest of Route 101 and its connection point to Madonna Road will be coordinated with the City's consideration of plans to expand commercial development consistent with the General Plan Land Use Element.

II. Potential Major Street Network Changes

Project Number	Street Section	Description of Potential Change	Lead Agency	Primary Funding Responsibility	Implementation
New Roads					
A.1	Prado Road	Build to Highway/ Regional Route standards w/ Class I bike paths & bridges for wildlife corridors (City Limits to Broad St.)	City	Development(1)	Build if Margarita area develops
A.2	Prado Road (3)	Build to Parkway Arterial Street standards (Freeway W/to Madonna Road)	City	Development	Build if Dalidio area develops
A.3	Buckley Road	Extend as Arterial Street westward to South Higuera Street	City/ County	Development	Build if development occurs
A.4	Bullock Lane	Extend as Residential Collector to connect with Tank Farm Road	City	Development	Build if Orcutt area develops
A.5	Sacramento Drive	Extend as Commercial Collector to connect with Orcutt Road at Duncan Lane	City	Development	Build if area south of Orcutt develops
A.6	Bishop Street	Extend Bishop Street to connect with South Street	City	City	Capital Improvement Project; will require redesign of South-Broad intersection
A.7	Sante Fe Road	Extend road to connect with Prado Road (extended)	City/ County	Development	Build if area north of Tank Farm Road Develops

Project Number	Street Section	Description of Potential Change	Lead Agency	Primary Funding Responsibility	Implementation
Road Widening Projects					
B.1	Higuera Street (High to Marsh)	Acquire property and widen to allow four travel lanes, center as adjoining parcels redevelop turn lane, bike lanes, etc., implement Downtown Plan concepts	City	City	Capital Improvement Project & as adjoining parcels develop
B.2	Orcutt Road (Broad to Johnson)	Complete widening to 4 lanes	City	Development/ City	Build or redevelop and fill in gaps
B.3	Tank Farm Road (S. Higuera to Broad)	Widen to Parkway Arterial standards	City/ County	Development	Build as part of Airport Area development
B.4	Prado Road (Higuera west to 101)	Widen street and bridge to 4 lanes	City	Development/ City	Secure ROW and construct as area develops
B.5	South Higuera Street (Madonna to City Limits)	Complete widening to 4 lanes	City	Development/ City	Capital Improvement Project
B.6	Los Osos Valley Road (Madonna to Highway 101)	Widen to Parkway Arterial standards	City	Development	Build if Irish Hills area develops
B.7	Santa Rosa (Olive to Foothill)	Install turn lanes and median access controls (see Appendix D)	City	State/City	State/Federal Programs

Project Number	Street Section	Description of Potential Change	Lead Agency	Primary Funding Responsibility	Implementation
Freeway Interchanges					
C.1	Prado Road (3) Interchange	Build full interchange at 101	Caltrans	Development	Build if funding secured from Airport area and Dalidio area development
C.2	Los Osos Valley Road (3) Interchange	Modify ramps	Caltrans	State/Development	Needed when LOVR widened from Madonna to Freeway (project B.6)
C.3	Route 101/Santa Rosa Interchange	Changes to ramp system (2)	Caltrans	State	STIP
C.4	Broad Street@ 101	Close north on and north off ramps	Caltrans	State	State Program
Other Projects					
D.1	Monterey Street (Santa Rosa north to Grand)	Preserve right-of-way for up to 4 lanes & other uses	City	City	Capital Improvement Project
D.2	Orcutt Road (at the Railroad)	Build an overpass at the railroad	City	State	Subject to State funding priorities
D.3	Prefumo Canyon Road (Los Osos Valley Road west)	Install landscaped median	City	City	Needed to improve the street's visual quality
D.4	Garden Street (Marsh to Higuera)	Establish 1 travel lane w/ pedestrian enhancements with possible closure in the future	City	City	Accomplish as part of implementing a downtown master plan
D.5	Broad Street (Palm to Higuera) and Monterey Street (Nipomo to Broad)	Close streets, maintain service access, expand Mission Plaza	City	City	Close streets consistent with the Conceptual Physical Plan for the City's Center

CI 8.11: Landscape Standards

The City will adopt a plan and standards for the installation and maintenance of landscaped medians, parkways, signs, utilities, street furniture, sidewalks and bicycle lanes. (p25,8.11)

CI 8.12: Optional Street Designs

The City will evaluate optional street designs as a method for achieving an overall objective of the *Conceptual Physical Plan for the City's Center* to improve the pedestrian environment in the commercial core. (p25,8.12)

CI 8.13: Santa Barbara Street/Santa Rosa Street Connection

During Fiscal Year 1995-1996, the City will evaluate the feasibility of establishing an arterial street connection between Santa Barbara Street and the south end of Santa Rosa Street. (p25,8.13)

CI 8.14: San Luis Obispo Council of Governments

The City shall ask the San Luis Obispo Council of Governments (as the designated Metropolitan Planning Organization) to: (p25,8.14)

- A) Monitor the pattern of development throughout San Luis Obispo County and provide feedback to agencies on its impact on the transportation system.
- B) Sponsor a study that addresses the traffic needs of regional corridors that serve east-west traffic between San Luis Obispo and the coast to include an evaluation of:
 - 1) Reconstructing the Santa Rosa Street interchange to improve Route 101/Route 1 connections.
 - 2) Widening Santa Rosa Street to six lanes between Olive Street and Foothill Boulevard.
 - 3) Constructing an underpass or an overpass at Foothill Boulevard and Santa Rosa Street to reduce intersection congestion.
 - 4) Constructing a reliever route for Route 1.
- C) This study should be conducted within the context of the City's transportation policies and priorities.

CI 8.15 Prado Road/Los Osos Valley Road Connection

As part of any proposal to further develop the Dalidio-Madonna-McBride Area, the alignment and design of a road connecting Prado Road (west of Route 101) with Los Osos Valley Road shall be evaluated and established. (p26,8.15)

CI 8.16 Maino-Madonna Area

As part of any proposal to further develop the Maino-Madonna Area, the need for, and design of, a frontage road paralleling the west side Route 101 between Marsh Street and Madonna Road shall be evaluated. (p26,8.16)

TRUCK TRANSPORTATION

9.0 TRUCK TRANSPORTATION

POLICIES

CI 9.1: Commercial Trucks

Commercial trucks should use the City's established truck routes. (p31,9.1)

CI 9.2: Downtown Streets

When the level of congestion on downtown streets reaches LOS "D," truck deliveries should not be made during peak traffic periods. (p31,9.2)

PROGRAMS

CI 9.3: Idling Trucks

Trucks should turn off motors when parked. The City will work with the Air Pollution Control District (APCD) for guidance in establishing standards that address air and noise pollution from idling trucks. (p31,9.3)

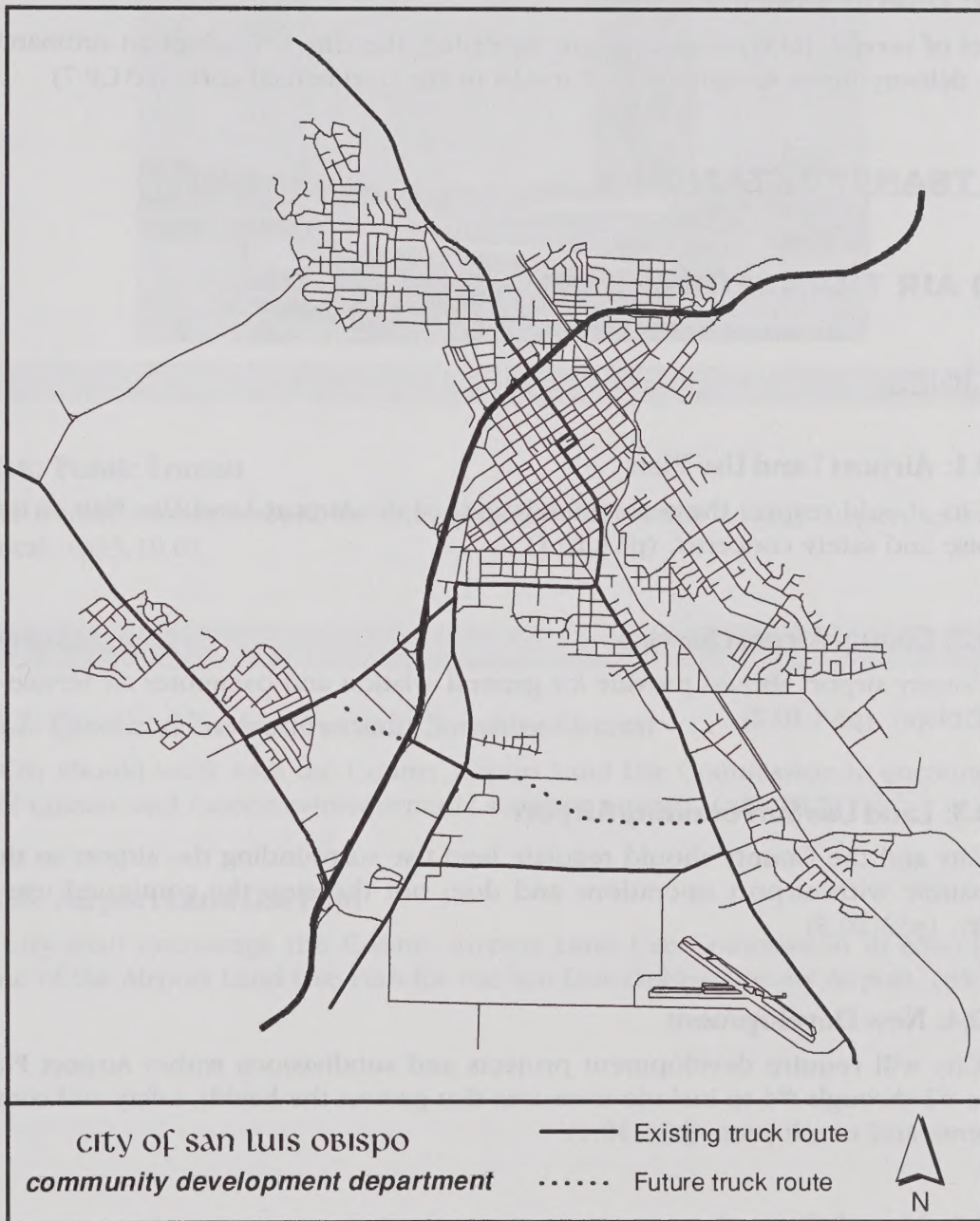
CI 9.4: Deliveries to Home Occupations

The City's Home Occupation Permit Regulations should be amended to ensure that commercial trucks are not used to make regular deliveries to home occupations in residential areas. (p31,9.4)

CI 9.5: Truck Route Plan

As part of this element, the City adopts the truck route plan shown on Figure 5. (p31,9.5)

Figure 5 - Truck Route Map



CI 9.6: Truck Loading Zones

The City will continue to provide reserved commercial truck loading zones in all appropriate downtown areas. (p31,9.6)

CI 9.7: Level of Service Standards

If level of service (LOS) standards are exceeded, the City will adopt an ordinance that limits delivery times for commercial trucks in the commercial core. (p31,9.7)

AIR TRANSPORTATION

10.0 AIR TRANSPORTATION

POLICIES

LU 7.2

CI 10.1: Airport Land Use Plan

The City should respect the recommendations of the Airport Land Use Plan as it relates to noise and safety concerns. (p33,10.1)

CI 10.2: County Airport Service

The County airport should provide for general aviation and commuter air service to San Luis Obispo. (p33,10.2)

CI 10.3: Land Use Surrounding Airport

The City and the County should regulate land use surrounding the airport so that it is compatible with airport operations and does not threaten the continued use of the airport. (p33,10.3)

CI 10.4: New Development

The City will require development projects and subdivisions within Airport Planning Zones #1 through #4 to include measures that protect the health, safety and comfort of residents and employees. (p33,10.4)

CI 10.5: Aircraft Operations

The City should encourage the County to continue to appropriately address aircraft operations so that noise and safety problems are not created in developed areas or areas targeted for future development by the City's Land Use Element. (p33,10.5)



CI 10.6: Public Transit

Public transit service should be encouraged to serve the county airport as soon as practical. (p33,10.6)

LU 7.7

PROGRAMS

CI 10.7: Quiet and Environmentally Sensitive Aircraft

The City should work with the County Airport Land Use Commission to encourage the use of quieter and more environmentally sensitive aircraft. (p33,10.7)

CI 10.8: Airport Land Use Plan

The City shall encourage the County Airport Land Use Commission to complete its update of the Airport Land Use Plan for the San Luis Obispo County Airport. (p33,10.8)

RAIL TRANSPORTATION

11.0 RAIL TRANSPORTATION

POLICIES

CI 11.1: Inter and Intra State Rail Service for Travel

The City supports increased availability of rail service for travel within the state and among states. (p34,11.1)

CI 11.2: Rail Service for Travel Within County

The City supports increased availability of rail service for travel within the county. (p34,11.2)

CI 11.3: Support for Passenger Rail Service

State or federal programs that support passenger rail service to San Luis Obispo should be maintained and expanded. (p34,11.3)

CI 11.4: Transit Service to Train Station

The City should provide transit service to the train station in accordance with its *Short Range Transit Plan*. (p34,11.4)

CI 11.5: Railroad Right-of-Way

The City supports using the railroad right-of-way to help meet intra-city transportation needs. (p34,11.5)

PROGRAMS

CI 11.6: Daily Train Service

There should be daily train service connecting San Luis Obispo with points north and south, with departures and arrivals in the morning and evening, to complement the current mid-afternoon long-distance Amtrak service. (p34,11.6)

CI 11.7: Local Rail Service Feasibility

The San Luis Obispo Council of Governments should evaluate the feasibility of passenger rail service to connect points within the county. (p34,11.7)

PARKING MANAGEMENT

12.0 COMMERCIAL PARKING

POLICIES

CI 12.1: Workers in the Commercial Core

To reduce congestion, people working in the commercial core should use alternative forms of transportation to get to and from work. Workers who do drive individual vehicles should use parking structures or common facilities rather than curb parking. (p35,12.1)

CI 12.2: Curb Parking in the Commercial Core

Curb parking in the commercial core is intended for short-term use by those visiting businesses and public facilities. (p35,12.2.)

CI 12.3: City Parking Programs

City parking programs will be financially self supporting. The City, County, merchants, business owners and users of parking spaces should provide the funds needed to maintain and create parking spaces. (p35,12.3)

PROGRAMS

CI 12.4: Parking Management Plan

The City will periodically update its *Parking Management Plan*. (p35,12.4)

CI 12.5: Monitoring Parking in the Commercial Core

The City will monitor the use of public parking in the commercial core. (p35,12.5)

CI 12.6: Park-and-Ride Lots

The City will work with Caltrans to consider park-and-ride lots that serve commute purposes. (p35,12.6)

CI 12.7: Additional Parking Structures

Additional parking structures should only be built after a comprehensive parking study (that includes the evaluation of alternative transportation possibilities) is completed and its results considered. (p35,12.7)

CI 12.8: Curb Space Evaluation

The City will work with the Business Improvement Association (BIA) to evaluate the use of curb space in the downtown and identify opportunities for creating additional parking spaces. (p36,12.8)

CI 12.9: Downtown Trolley

The City should continue to operate the downtown trolley as a parking management tool to reduce congestion. (p36,12.9)

13.0 NEIGHBORHOOD PARKING MANAGEMENT

POLICIES

CI 13.1: Off-Street Parking

Each residential property owner is responsible for complying with the City's standards that specify the number, design and location of off-street parking spaces. (p36,13.1)

CI 13.2: Neighborhood Parking Permits

Upon request from residents or other agencies, the City will evaluate the need for neighborhood parking permit programs or other parking management strategies in particular residential areas. (p36,13.2)

SCENIC ROADWAYS

14.0 SCENIC ROADWAYS

POLICIES

CI 14.1: Scenic Resources

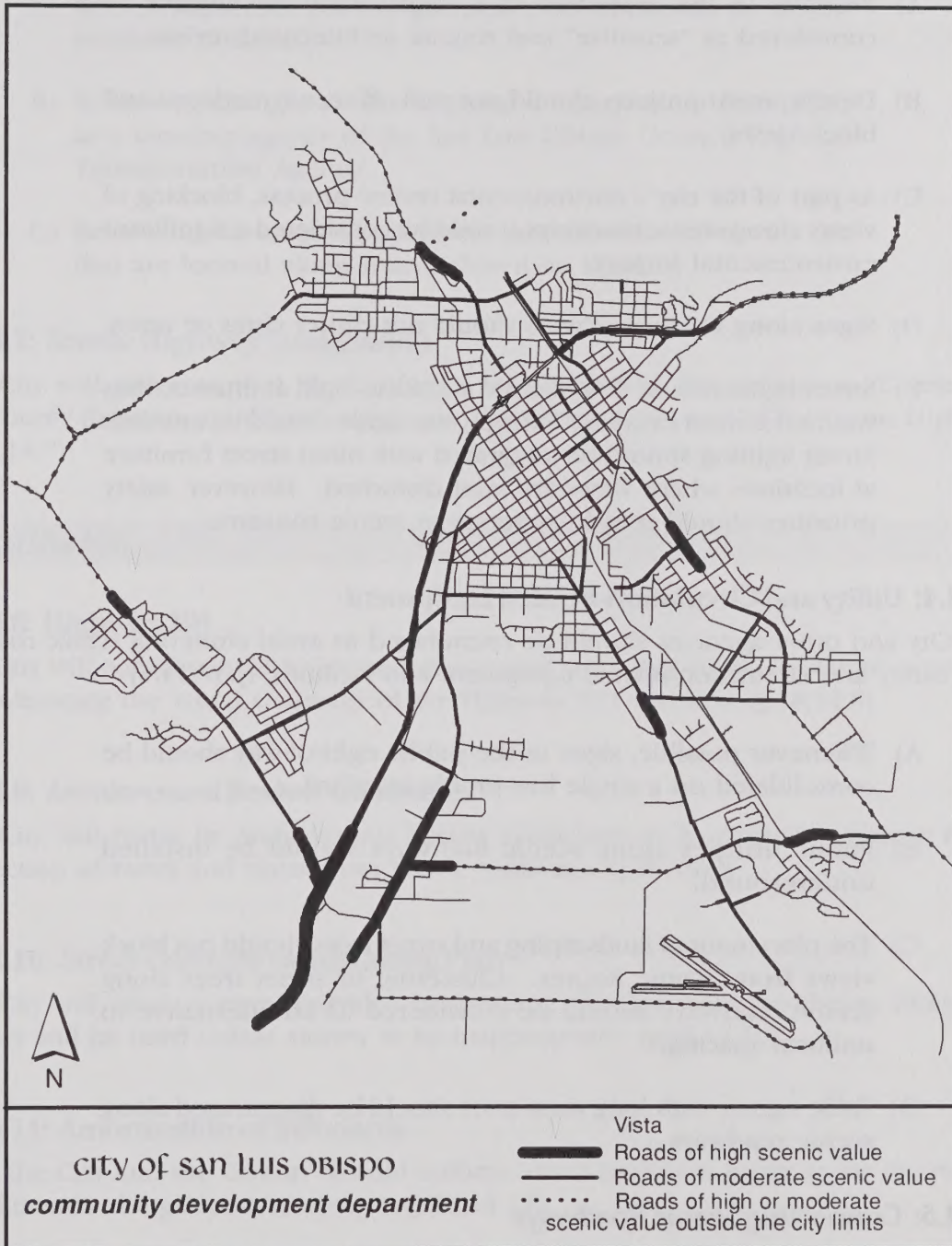
Views of important scenic resources from major streets should be preserved and improved to the maximum extent possible. (p37,14.1)

CI 14.2: Scenic Roadways

The route segments shown on Figure 6 are designated as scenic roadways. (p37,14.2)


LU 2.2.9

Figure 6 - Scenic Roadways Map



CI 14.3: Development Along Scenic Roadways

Development along scenic roadways should not block views or detract from the quality of views. (p37,14.3)

- A) Projects in the viewshed of a scenic roadway should be considered as “sensitive” and require architectural review.
- B) Development projects should not wall off scenic roadways and block views.
- C) As part of the city’s environmental review process, blocking of views along scenic roadways should be considered a significant environmental impact.
- D) Signs along scenic roadways should not clutter vistas or views.
- E) Street lights should be low scale and focus light at intersections where it is most needed. Tall light standards should be avoided. Street lighting should be integrated with other street furniture at locations where views are least disturbed. However, safety priorities should remain superior to scenic concerns.

CI 14.4: Utility and Circulation-Related Equipment

The City and other agencies should be encouraged to avoid cluttering scenic roadways with utility and circulation-related equipment and facilities. (p37,14.4)

- A) Whenever possible, signs in the public right-of-way should be consolidated on a single low-profile standard.
- B) Public utilities along scenic highways should be installed underground.
- C) The placement of landscaping and street trees should not block views from Scenic Routes. Clustering of street trees along scenic roadways should be considered as an alternative to uniform spacing.
- D) Traffic signals with long mast arms should be discouraged along scenic roadways.

CI 14.5: Connecting Scenic Roadways

The County should protect and enhance scenic roadways that connect San Luis Obispo with other communities and recreation areas. (p38,14.5)

CI 14.6: Creation of Scenic Highways

The City will promote the creation of Scenic Highways within San Luis Obispo and adjoining county areas. This support can happen when: (p38,14.6)

- A) Reviewing draft county general plan elements or major revisions to them.
- B) Reviewing changes to the Regional Transportation Plan (RTP) as a member agency of the San Luis Obispo Council Regional Transportation Agency.
- C) Reviewing development projects that are referred to the city that are located along routes shown on Figure 6.

CI 14.7: Scenic Highway Designation

The City will advocate that the California Department of Transportation (Caltrans) or the County designate qualifying segments of Highways 1, 101 and 227 as Scenic Highways. (p38,14.7)

PROGRAMS

CI 14.8: Highway 101

The City will participate with Caltrans, the county and other cities to establish a program for enhancing the visual character of the Highway 101 corridor. (p38,14.8)

CI 14.9: Architectural Review Guidelines

The City will revise its Architectural Review Guidelines to incorporate concern for the protection of views and vistas from scenic roadways. (p38,14.9)

CI 14.10: Street Corridor Landscaping Plan

The City will adopt a street corridor landscaping plan for scenic roadways. Indigenous species will be used unless shown to be inappropriate. (p38,14.10)

CI 14.11: Amortization of Billboards

Both the City and the County should enforce an amortization program for the removal of billboards along scenic roadways. (p38,14.11)

CI 14.12: Billboards

The City will amend its sign regulations to prohibit billboards along designated scenic roadways. (p38,14.12)

IMPLEMENTATION, FUNDING AND MANAGEMENT

15.0 IMPLEMENTATION, FUNDING AND MANAGEMENT

POLICIES

CI 15.1: Managing City and Regional Growth

The City should focus efforts on managing city and regional growth because they are the principal causes of traffic increases. (p40,15.1)

CI 15.2: Timing of Implementation

Programs that reduce dependence on single-occupant vehicles and encourage the use of alternative forms of transportation should be implemented first. (p40,15.2)

CI 15.3: Financial Plan and Capital Improvement Support

The City's Financial Plan and Capital Improvement Program (CIP) should support the programs, plans and projects identified in this Circulation Element. (p40,15.3)

CI 15.4: Non-Vehicular Objective Priority

Funding for street projects and parking structures should not prevent the city from meeting its non-vehicular program objectives. (p40,15.4)

CI 15.5: User Support for Costs

The City should allocate more of the cost of constructing and maintaining facilities that accommodate automobile use to the users of these facilities. (p40,15.5)

CI 15.6: Reduction of User Costs for Alternative Transportation

The City should reduce user costs for alternative forms of transportation. (p40,15.6)

CI 15.7: New Development

Development projects should bear the costs of new transportation facilities or upgrading existing facilities needed to serve them. (p40,15.7)

CI 15.8: Mechanisms for Spreading Costs

Mechanisms for spreading the cost of transportation systems among the users of the systems, the City and County, and State and Federal agencies should be developed. (p40,15.8)

CI 15.9: Reorganization and Expansion of Transportation Programs

The City should reorganize and expand its transportation programs to improve the planning, delivery and management of transportation services. (p40,15.9)

CI 15.10: Five Year Updating

The City intends to update its Circulation Element every five years. (p40,15.10)

CI 15.11: Evaluation of Development Proposals

The City shall evaluate development proposals to determine their effect on the entire community. (p40,15.11)

PROGRAMS

CI 15.12: Transportation Work Program

A *Transportation Work Program* will be incorporated into each City Financial Plan. The work program must be consistent with the Circulation Element, will cover a four-year period, and will establish: (p41,15.12)

- A) Implementation schedules for all City transportation programs and projects including those described in the Circulation Element.
- B) A comprehensive funding strategy which identifies funding for each program type by source and amount.

CI 15.13: Transportation Impact Fee Ordinance

The City will adopt a transportation impact fee ordinance that requires developers to fund projects and programs that mitigate city-wide transportation impacts associated with their projects. (p41,15.13)

CI 15.14: Reevaluation

Prior to implementation of a project identified in this element, it shall be thoroughly reevaluated. The reevaluation shall include the analysis of alternatives that can achieve the desired results at lower costs and with less environmental impacts. Alternatives include: (p41,15.14)

- A) Other projects listed in the Circulation Element; or
- B) Projects made feasible by new or improved technology not existing when this Element was adopted.

CI 15.15: Development Proposals

Major development proposals to the City will include displays of the proposal's interfaces with nearby neighborhoods, and indicate expected significant qualitative transportation effects on the entire community. (p41,15.15)

1.0 NOISE GOALS, POLICIES AND PROGRAMS

1.1 GOALS

1.1.1 Noise Sources/Transmission



city of san luis obispo

Noise Element

May 1996

1.2 POLICIES AND PROGRAMS

1.2.1 Transportation Noise

The primary noise source in this element is transportation noise. The noise element should address noise from transportation sources and provide for noise abatement measures. (p. 11)

1.2.2 Land Use & Transportation Noise

Figure 1 shall be used to determine the appropriate noise abatement measures for each land use. The noise element should address noise from transportation sources and provide for noise abatement measures. (p. 11)

1.0 NOISE GOALS, POLICIES AND PROGRAMS

1.1 GOALS

N 1.1.1: Noise Exposure Protection

Protect people from the harmful and annoying effects of exposure to noise. (p3,1)

N 1.1.2: Noise Prevention

Preserve the tranquillity of residential neighborhoods by preventing noise-producing uses from encroaching upon existing or planned noise-sensitive uses. (p3,2)

N 1.1.3: Public Education

Help citizens understand the effects of exposure to excessive noise and the methods available for minimizing such exposure. (p3,3)

N 1.1.4: Emphasize Careful Site Planning

Emphasize the reduction of noise impacts through careful site planning and project design, giving second preference to the use of noise barriers and structural features. (p3,4)

N 1.1.5: Prevent Incompatible Land Uses

Prevent incompatible land uses from encroaching on existing or planned uses which are desired parts of the community, but which produce noise. (p3,5)

N 1.1.6: Noise Reduction

Encourage practices and technologies which reduce noise. (p3,6)

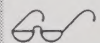
1.2 POLICIES

N 1.2.1: Minimizing Noise

The numerical noise standards of this element are maximum acceptable noise levels. New development should minimize noise exposure and noise generation. (p3,1)

N 1.2.2: Land Use & Transportation Noise Sources

Figure 1 shall be used to determine the appropriateness of designating land for noise-sensitive uses, considering noise exposure due to transportation sources. Figure 1 shows the ranges of noise exposure, for various noise-sensitive land uses, which are considered to be acceptable, conditionally acceptable, or unacceptable. (p3,2)



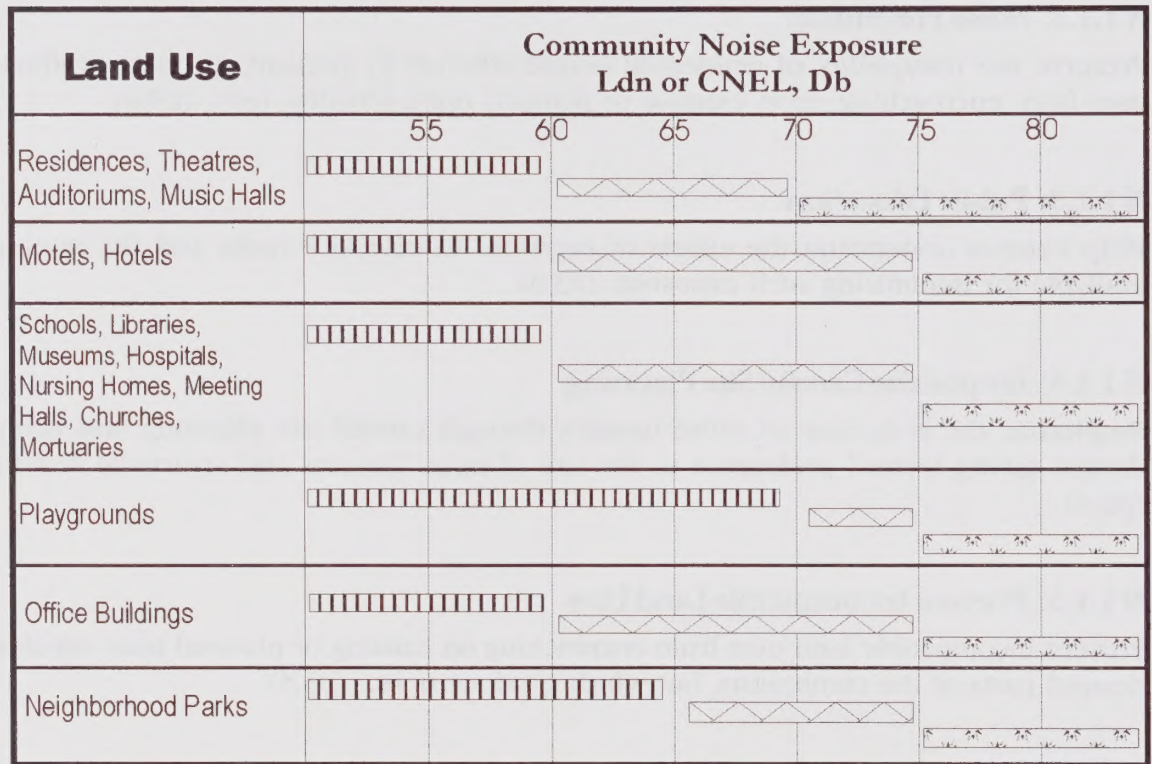
LU 4.14
LU 3.7.9

N 1.2.3: Acceptable Noise Environments

In acceptable noise environments, development may be permitted without requiring specific noise studies or specific noise-reducing features. (p3,2)

Figure 1

Acceptability of New Noise-Sensitive Uses Exposed to Transportation Noise Sources



- Key**
- Acceptable, Development may be permitted without specific noise studies or mitigation.
 - Conditionally Acceptable, Development may be permitted if designed to meet noise exposure standards; a specific noise study is usually required.
 - Unacceptable, Development with acceptable noise exposure generally is not possible.

N 1.2.4: Conditionally Acceptable Noise Environments

In conditionally acceptable noise environments, development should be permitted only after noise mitigation has been designed as part of the project, to reduce noise exposure to the levels specified by the following policies. In these areas, further studies may be required to characterize the actual noise exposure and appropriate means to reduce it. (p3,2)

N 1.2.5: Unacceptable Noise Environments

In unacceptable noise environments, development in compliance with the policies generally is not possible. (p3,2)

OS 14.2.8

N 1.2.6: New Development Design and Transportation Noise Sources

New noise-sensitive development shall be located and designed to meet the maximum outdoor and indoor noise exposure levels of Table 1. (p4,3)

**Table 1 - Maximum Noise Exposure For
Noise-Sensitive Uses Due To Transportation Noise Sources**

Land Use	Outdoor Activity Areas ¹	Indoor Spaces		
	L_{dn} or CNEL, in dB	L_{dn} or CNEL, in dB	L_{eq} in dB ²	L_{max} in dB ³
Residences, hotels, motels, hospitals, nursing homes	60	45	—	60
Theaters, auditoriums, music halls	—	—	35	60
Churches, meeting halls, office building, mortuaries	60	—	45	—
Schools, libraries, museums	—	—	45	60
Neighborhood parks	65	—	—	—
Playgrounds	70	—	—	—
¹ If the location of outdoor activity areas is not shown, the outdoor noise standard shall apply at the property line of the receiving land use. ² As determined for a typical worst-case hour during periods of use. ³ L_{max} indoor standard applies only to railroad noise at locations south of Orcutt Road. Source: Brown-Buntin Associates				



OS 14.2.8

1.2.7: New Transportation Noise Sources

Noise created by new transportation noise sources, including road, railroad, and airport expansion projects, shall be mitigated to not exceed the levels specified in Table 1 for outdoor activity areas and indoor spaces of noise-sensitive land uses which were established before the new transportation noise source. (p4,4)

N 1.2.8: Traffic Growth

The noise level standards in Table 1 should be used as criteria for limiting traffic growth on:

- A) Residential Collector streets, as designated by the Circulation Element;
- B) Local Streets, as designated by the Circulation Element, which extend through areas designated for residential uses. (5,5)

N 1.2.9: New Development and Stationary Noise Sources

New development of noise-sensitive land uses may be permitted only where location or design allow the development to meet the standards of Table 2, for existing stationary noise sources. (p5,6)

N 1.2.10: New or Modified Stationary Noise Sources

Noise created by new stationary noise sources, or by existing stationary noise sources which undergo modifications that may increase noise levels, shall be mitigated to not exceed the noise level standards of Table 2, for lands designated for noise-sensitive uses. This policy does not apply to noise levels associated with agricultural operations. (p5,7)

Table 2
Maximum Noise Exposure For
Noise-Sensitive Uses Due To Stationary Noise Sources

Duration	Day (7 a.m. to 10 p.m.)	Night (10 p.m. to 7 a.m.)
Hourly Leq in dB ^{1,2}	50	45
Maximum level in dB ^{1,2}	70	65
Maximum impulsive noise in dB ^{1,3}	65	60

¹ As determined at the property line of the receiver. When determining effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property-line noise mitigation measures.

² Sound level measurements shall be made with slow meter response.

³ Sound level measurements shall be made with fast meter response.

Source: Brown-Buntin Associate

N 1.2.11: Preferred Noise Mitigation Approaches

When approving new development of noise-sensitive uses or noise sources, the City will require noise mitigation in the descending order of desirability shown below. For example, when mitigating outdoor noise exposure, providing distance between source and recipient is preferred to providing berms and walls. Before using a less desirable approach, the applicant must show that more desirable approaches are not effective or that it is not practical to use the preferred approaches consistent with other design criteria based on the General Plan. (p6,8)

N 1.2.12: Mitigating Noise Sources

- A) Arrange activity areas on the site of the noise-producing project so project features, such as buildings containing uses that are not noise-sensitive, shield neighboring noise-sensitive uses;
- B) Limit the operating times of noise-producing activities;
- C) Provide features, such as walls, with a primary purpose of blocking noise. (6,8.1)

N 1.2.13: Mitigating Outdoor Noise Exposure

- A) Provide distance between noise source and recipient;
- B) Provide distance plus planted earthen berms;
- C) Provide distance and planted earthen berms, combined with sound walls;
- D) Provide earthen berms combined with sound walls;
- E) Provide sound walls only;
- F) Integrate buildings and sound walls to create a continuous noise barrier. (6,8.2)

N 1.2.14: Mitigating Indoor Noise Exposure

- A) Achieve indoor noise level standards assuming windows are open;
- B) Achieve indoor noise level standards assuming windows must be closed (this option requires air conditioning or mechanical ventilation in buildings). (6,8.3)

N 1.2.15: Sound Walls

Noise mitigation walls (sound walls) may be used only when it is shown that preferred approaches are not effective or that it is not practical to use the preferred approaches consistent with other design criteria based on the General Plan. Where noise mitigation walls are used, they should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and texture, places for people to walk through them at regular intervals, and planting. In the Irish Hills Special Design Area and the Margarita and Orcutt expansion areas, dwellings shall be set back from Regional Routes and Highways, Parkway Arterials, Arterials, Residential Arterials, and Collector streets so that interior and exterior noise standards can be met without the use of noise walls. (p7,8.4)



N 1.2.16: Existing and Cumulative Impacts

The City will consider the following mitigation measures where existing noise levels significantly impact existing noise-sensitive land uses, or where cumulative increases in noise levels resulting from new development significantly impact existing noise-sensitive land uses.

- A) Rerouting traffic onto streets that can maintain desired levels of service, consistent with the Circulation Element, and which do not adjoin noise-sensitive land uses.
- B) Rerouting trucks onto streets that do not adjoin noise-sensitive land uses.

- C) Constructing noise barriers.
- D) Lowering traffic speeds through street or intersection design methods (see also the Circulation Element).
- E) Retrofitting buildings with noise-reducing features.
- F) Establishing financial programs, such as low cost loans to owners of noise-impacted property, or establishment of developer fees to pay for noise mitigation or trip reduction programs. (7,9)

N 1.2.17: Exceptions for Residential Noise Barriers

The City shall approve fence height exceptions to the extent required for effective noise-blocking walls in existing residential street yards, where existing traffic noise levels exceed the standards in Table 1. Such fence height exceptions shall be conditioned to minimize the aesthetic impacts to neighborhood character as perceived from the street and sidewalk. Such walls should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and texture, places for people to walk through them at regular intervals, and planting. (p7,10)

1.3 PROGRAMS

N 1.3.1: Development Review

The Community Development Department shall review new public and private development proposals to determine conformance with the policies of this element. (p9,1)

N 1.3.2: Noise Studies

Where a project may expose people to existing noise levels or projected build-out noise levels exceeding acceptable limits, the City shall require the applicant to provide a noise study early in the review process so that noise mitigation may be included in the project design. The City will maintain standards and procedures for the preparation of noise studies. (p9,2)

N 1.3.3: Assuring Compliance

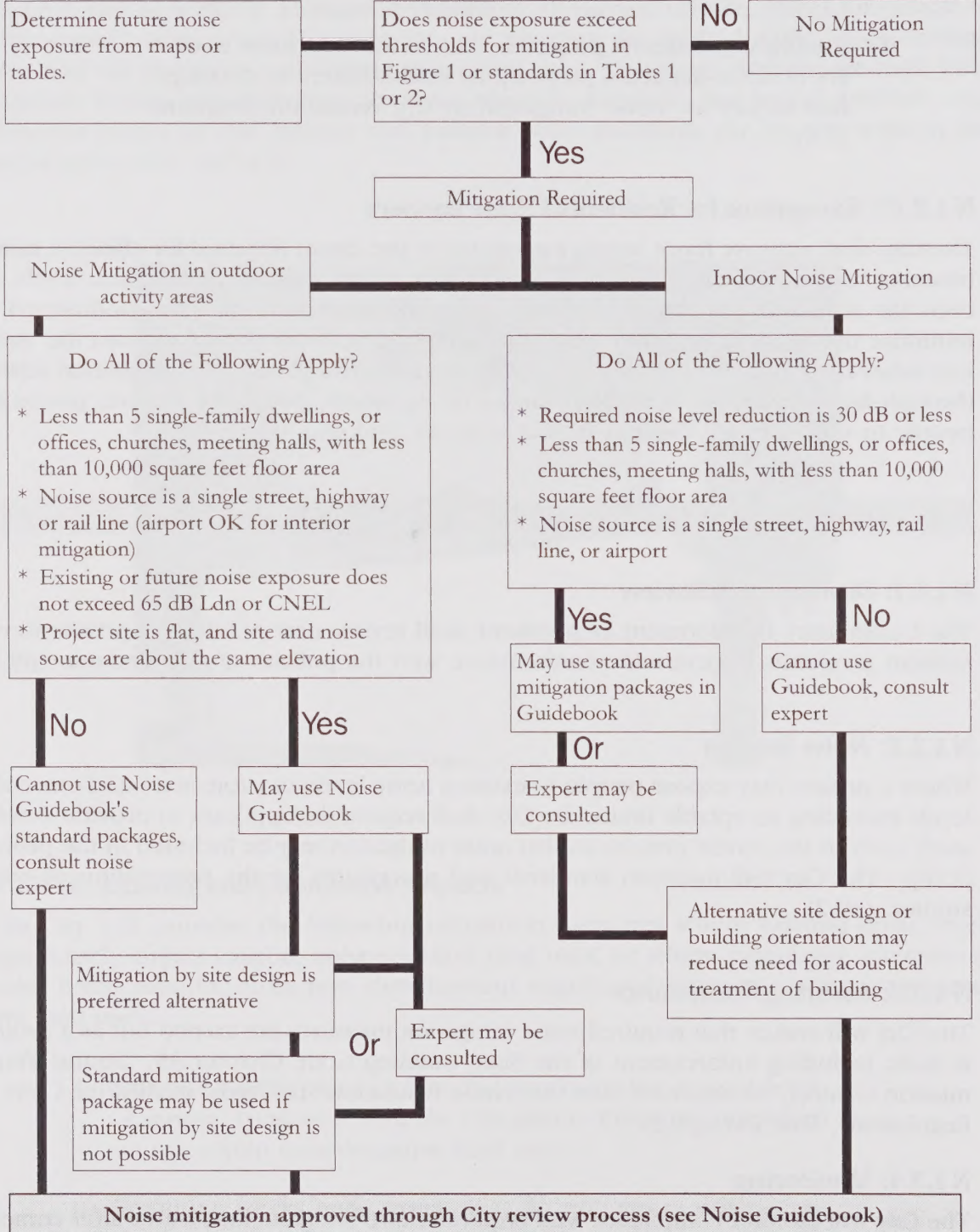
The City will ensure that required noise mitigation measures are carried out as a project is built, including enforcement of the State Building Code Chapter 35, "Sound Transmission Control," as amended, and the "Noise Insulation Standards" (California Code of Regulations, Title 24). (p9,3)

N 1.3.4: Monitoring

The City will monitor compliance with required noise mitigation measures after completion of projects. (p10,4)

Figure 2:
Chart for Determining
Noise Exposure and Mitigation

Start Here



N 1.3.5: Vehicle Code Enforcement

The City will enforce within its jurisdiction California Vehicle Code sections on loud vehicle exhaust systems and sound amplification systems, and ask the California Highway Patrol and the County Sheriff's Office to do so within their jurisdictions. (p10,5)

N 1.3.6: City Operations and Purchasing

The City will pursue alternatives to the use of noisy equipment, such as leaf blowers, and will purchase equipment and vehicles only if they incorporate the best available noise reduction technology. (p10,6)

N 1.3.7: Noise Element Updates

The City will periodically review and update the Noise Element to ensure that noise exposure information and policies are appropriate and consistent with other elements. (p10,7)

N 1.3.8: Design Guidelines

The City will make the Noise Guidebook available to anyone involved in project design and review. (p10,8)

Figure 4a - 1990 Noise Contours, Southern Section of San Luis Obispo

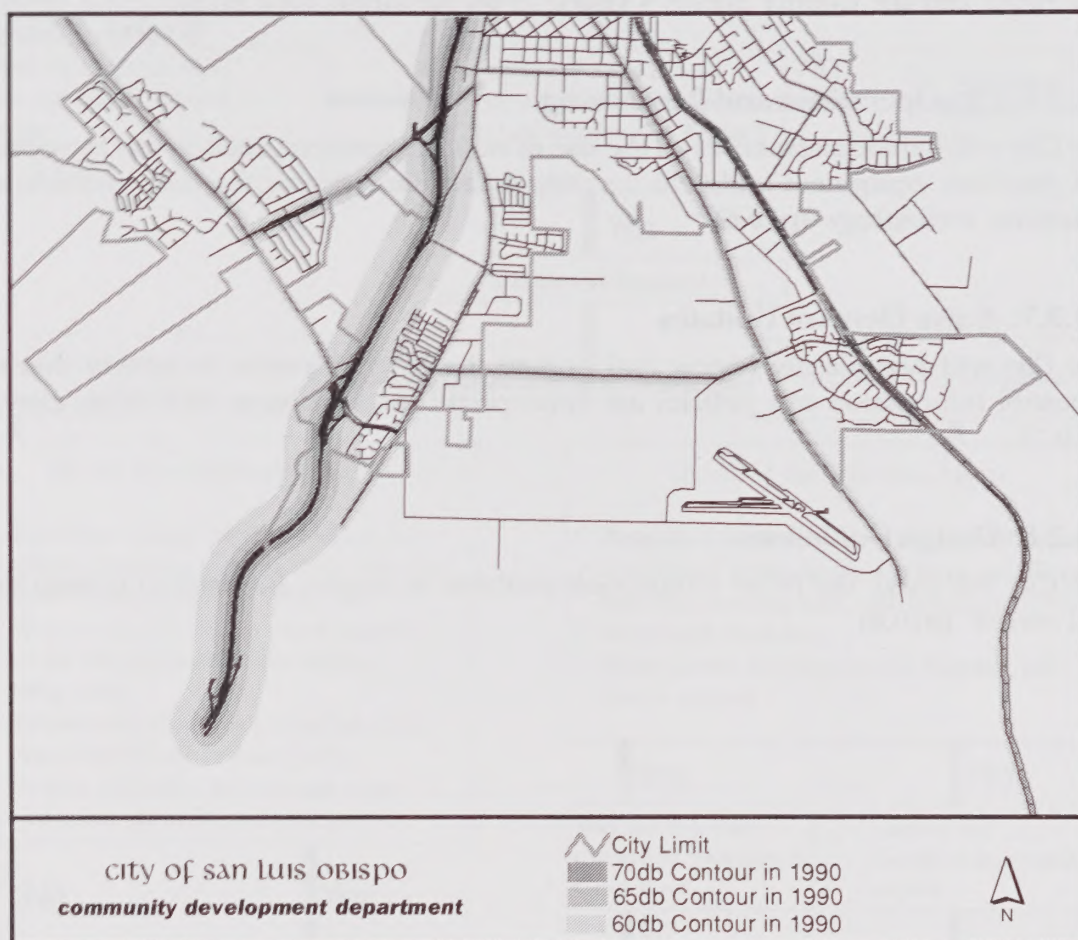
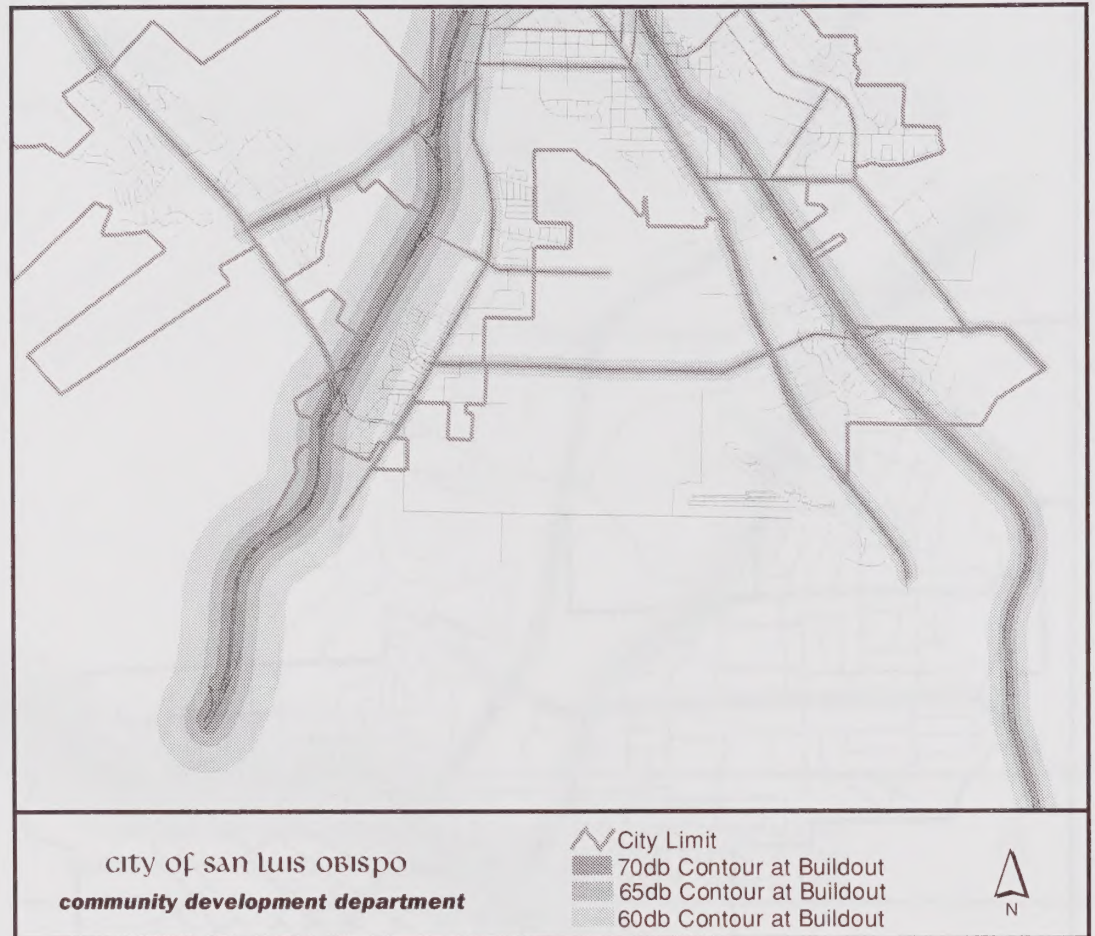


Figure 4b - 1990 Noise Contours, Northern Section of San Luis Obispo



**Figure 5a - Build-Out Noise Contours, Southern Section
of San Luis Obispo**



**Figure 5b - Build-Out Noise Contours, Northern Section
of San Luis Obispo**



Figure 6 - Airport Noise Contours





city of san luis obispo

Safety Element

July 2000

SAFETY ELEMENT

GOALS

Goal 1

Minimize injury and loss of life.

Goal 2

Minimize damage to public and private property.

Goal 3

Minimize social and economic disruptions resulting from injury, death, and property damage.

1.0 FLOODING

POLICIES

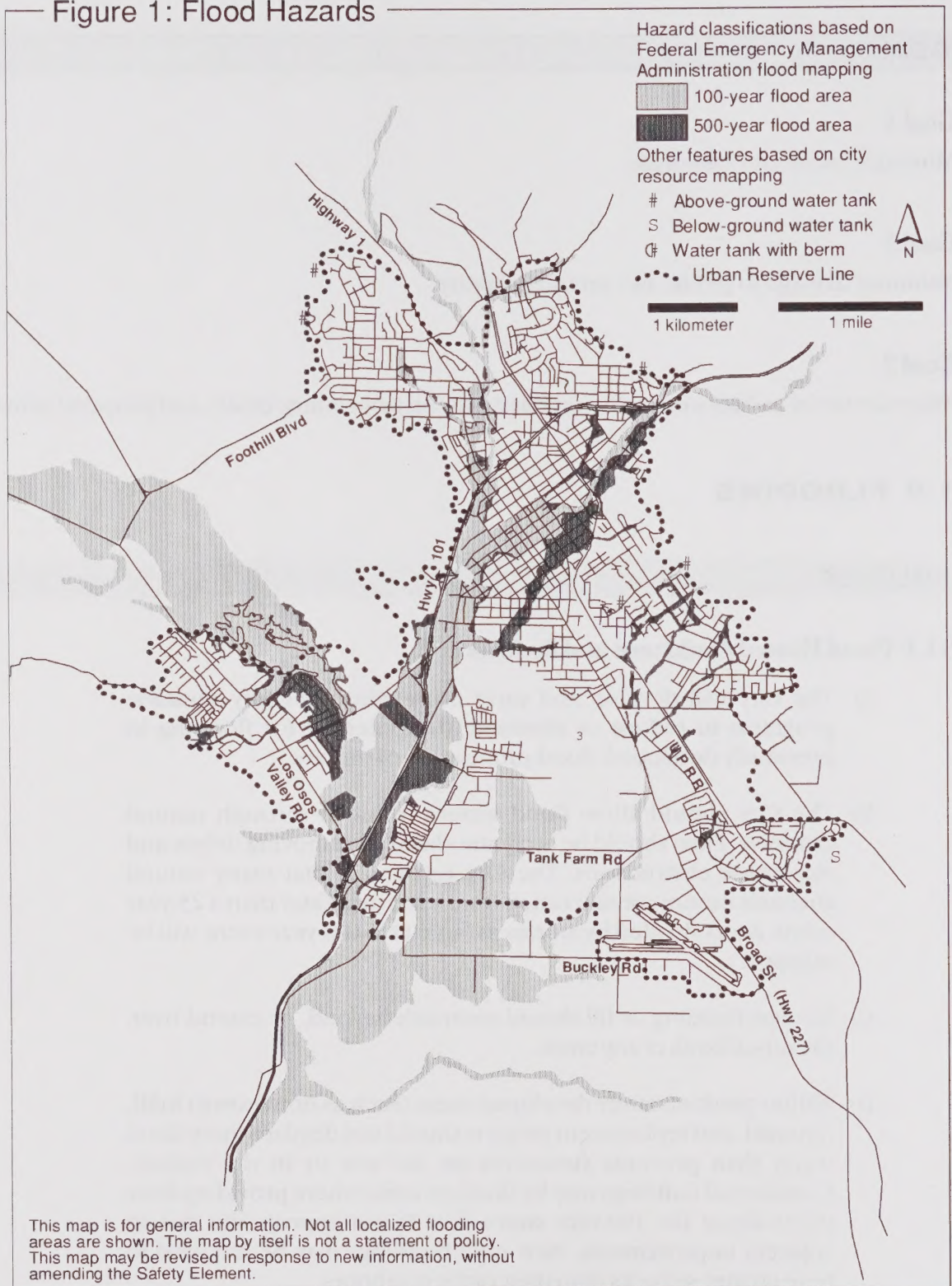
S 1.1: Flood Hazard Avoidance and Reduction

- A) The City will develop and carry out environmentally sensitive programs to reduce or eliminate the potential for flooding in previously developed, flood-prone areas of the city.
- B) The City should allow flood waters to move through natural channels. Flow should be accommodated by removing debris and man-made obstructions. The City recognizes that many natural channels cannot contain runoff from a storm greater than a 25-year event. Areas flooded by storms as large as a 100-year event will be mapped.
- C) No new building or fill should encroach beyond, or extend over, the top-of-bank of any creek.
- D) Within predominantly developed areas (such as downtown) infill, remodel, and replacement projects should not displace more flood water than previous structures on the site or in the vicinity. Commercial buildings may be flood-proofed where providing floor levels above the 100-year storm flow is not appropriate due to adjacent improvements. New infill buildings may be required to have greater setbacks than their older neighbors.



LU 6.4.3

Figure 1: Flood Hazards



- E) Within new development areas, such as the potential expansion areas shown in Figure 2 of the Land Use Element, substantial displacement of flood waters should be avoided by:
 - 1) Keeping a substantial amount of flood-prone land in the vicinity as open space;
 - 2) Enlarging man-made bottlenecks, such as culverts, which contribute to flood waters backing up from them;
 - 3) Accommodating in such places uses which have relatively low ratios of building coverage to site area, for which shallow flooding of parking and landscape areas would cause minimum damage.
 - 4) Requiring new buildings to be constructed above the 100-year flood level.
- F) Creek alterations shall be considered only if there is no practicable alternative, consistent with the Open Space Element.
- G) Development close to creeks shall be designed to avoid damage due to future creek bank erosion. Property owners shall be responsible for protecting their developments from damage caused by future bank loss due to flood flows.



LU 6.4.5

S 1.2: Water Impoundments

The design and review of proposed water reservoirs, ponds, and tanks, will conform to State standards for seismic safety and will include an evaluation of potential inundation areas.

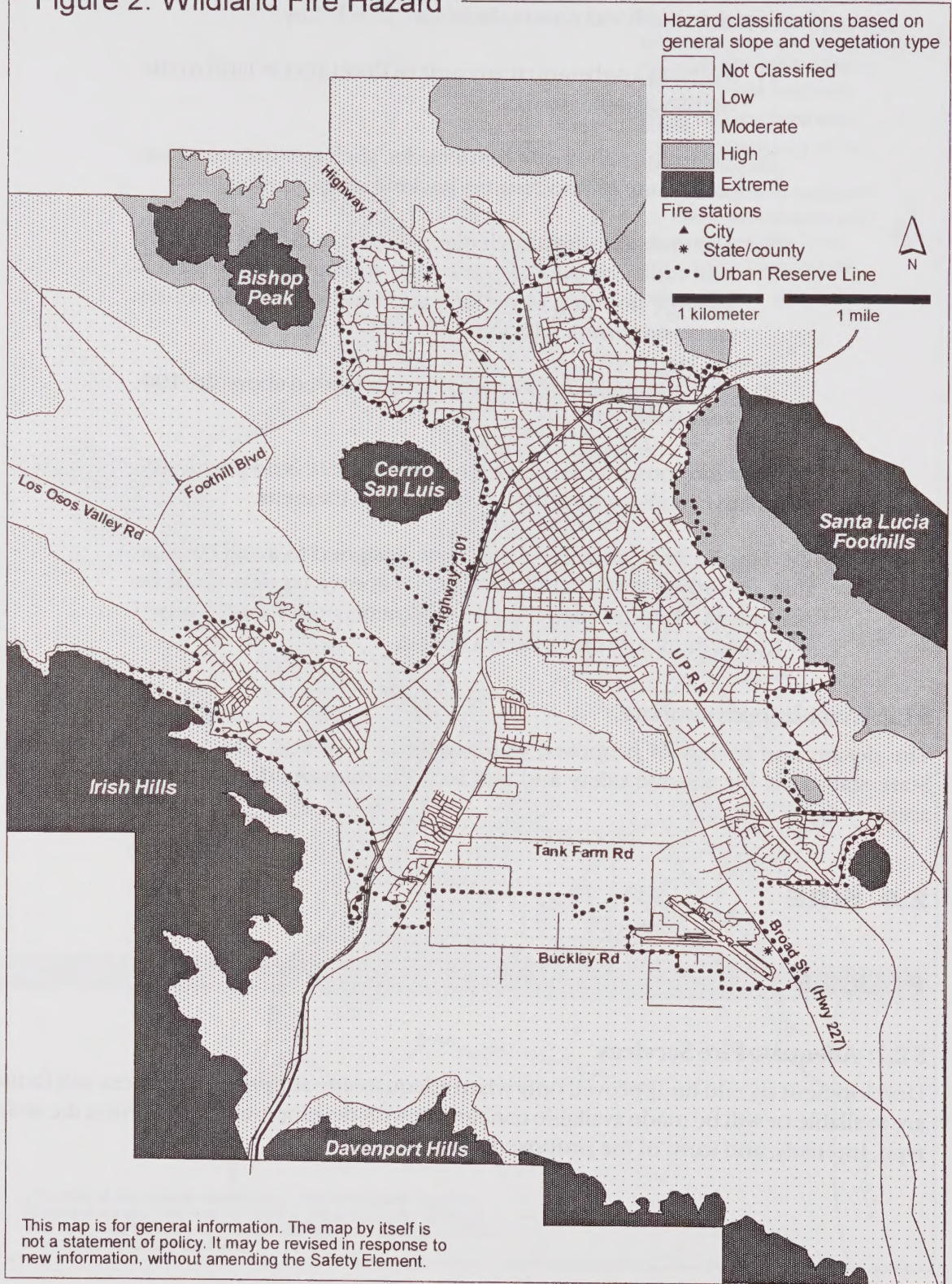
2.0 FIRE

POLICIES

S 2.1: Adequate Fire Services

Development should be approved only when adequate fire suppression services and facilities are available or will be made available concurrent with development, considering the setting, type, intensity, and form of the proposed development.

Figure 2: Wildland Fire Hazard



S 2.2: Wildland Fire Safety

A) Wildland fire hazards shall be classified as follows:

Classification	Vegetation	Slope
Low	extensive urban development or vacant land with minimal vegetation; most urban ornamental landscaping; extensive surface water; perennial wetlands; row crops; orchards and vineyards with no understory grass or brush; irrigated or closely grazed pasture; extensive rock or sand	any slope
	grasslands; oak woodland ("savannah" type, excluding chaparral); cactus scrub	0 to 40 percent
	riparian dominated by willows, sycamore, oak	0 to 40 percent
Moderate	grasslands; oak woodland ("savannah" type, excluding chaparral); cactus scrub	40 to 60 percent
	riparian dominated by willows, sycamore, oak	40 percent or more
	riparian dominated by bay, conifers	0 to 40 percent
	orchards and vineyards with some understory grass or brush	0 to 60 percent
High	grasslands; oak woodland ("savannah" type, excluding chaparral); cactus scrub	61 percent or more
	chaparral and scrub (excluding cactus scrub)	0 to 40 percent
	riparian dominated by bay, conifers	40 to 60 percent
	orchards and vineyards with some understory grass or brush	61 percent or more
	extensive stands of eucalyptus or coniferous trees	0 to 60 percent
Extreme	grasslands	61 percent or more
	chaparral and scrub (excluding cactus scrub)	41 percent or more
	riparian dominated by bay, conifers	61 percent or more
	extensive stands of eucalyptus or coniferous trees	61 percent or more

Notes: When classifying areas of several hectares (acres) having a strip, patch, or small-scale mosaic of vegetation and slope types, the most severe classification that is generally represented within the adjacent types shall be used. Unusual conditions, such as a wetland's accumulation of dried reeds during a prolonged drought, may result in a vegetation type temporarily having a higher actual hazard than indicated by its classification, which reflects the typical cycle of seasonal conditions.

B) Development shall be excluded from areas of high and extreme wildland fire hazard.

C) Buildings that are in areas of moderate fire hazard and which are close to areas of high or extreme fire hazard shall have non-combustible exteriors; noncombustible exteriors are encouraged for all buildings in moderate fire hazard areas.

- D) In areas of moderate or higher wildland fire hazard, defensible space –accessible space free of highly combustible vegetation and materials– shall be provided around all structures.
- E) It is recognized that vegetation types, and therefore wildland fire hazards, may change due to natural causes and human activity. Changes are expected to be minimal in areas that the Land Use Element designates as Open Space. Substantial changes are expected in areas that the Land Use Element designates for development. Any losses of native plant habitat must be mitigated as required by the Open Space Element.

3.0 EARTHQUAKES AND OTHER GEOLOGIC HAZARDS

POLICIES

S 3.1: Avoiding Faults

Development shall not be located atop known faults. Applications for the following types of discretionary approvals within 100 meters (330 feet) of any fault that is previously known or discovered during site evaluation shall be subject to review and recommendation by a State-registered engineering geologist: change to a more intensive land-use designation; subdivision into five or more parcels; development of multifamily, commercial, industrial, or institutional buildings. (See also Policy S 8.3, Critical Facilities Locations.)

S 3.2: Avoiding Slope Instability

Development shall not be located on or immediately below unstable slopes, or contribute to slope instability. Any development proposed in an area of moderate or high landslide potential shall be subject to review and recommendation by a State-registered engineering geologist.

S 3.3: Avoiding Liquefaction Hazards

Development may be located in areas of high liquefaction potential only if a site-specific investigation by a qualified professional determines that the proposed development will not be at risk of damage from liquefaction. The Chief Building Official may waive this requirement upon determining that previous studies in the immediate area provide sufficient information.


LU 6.2.1

Figure 3: Earthquake Faults - Local Area

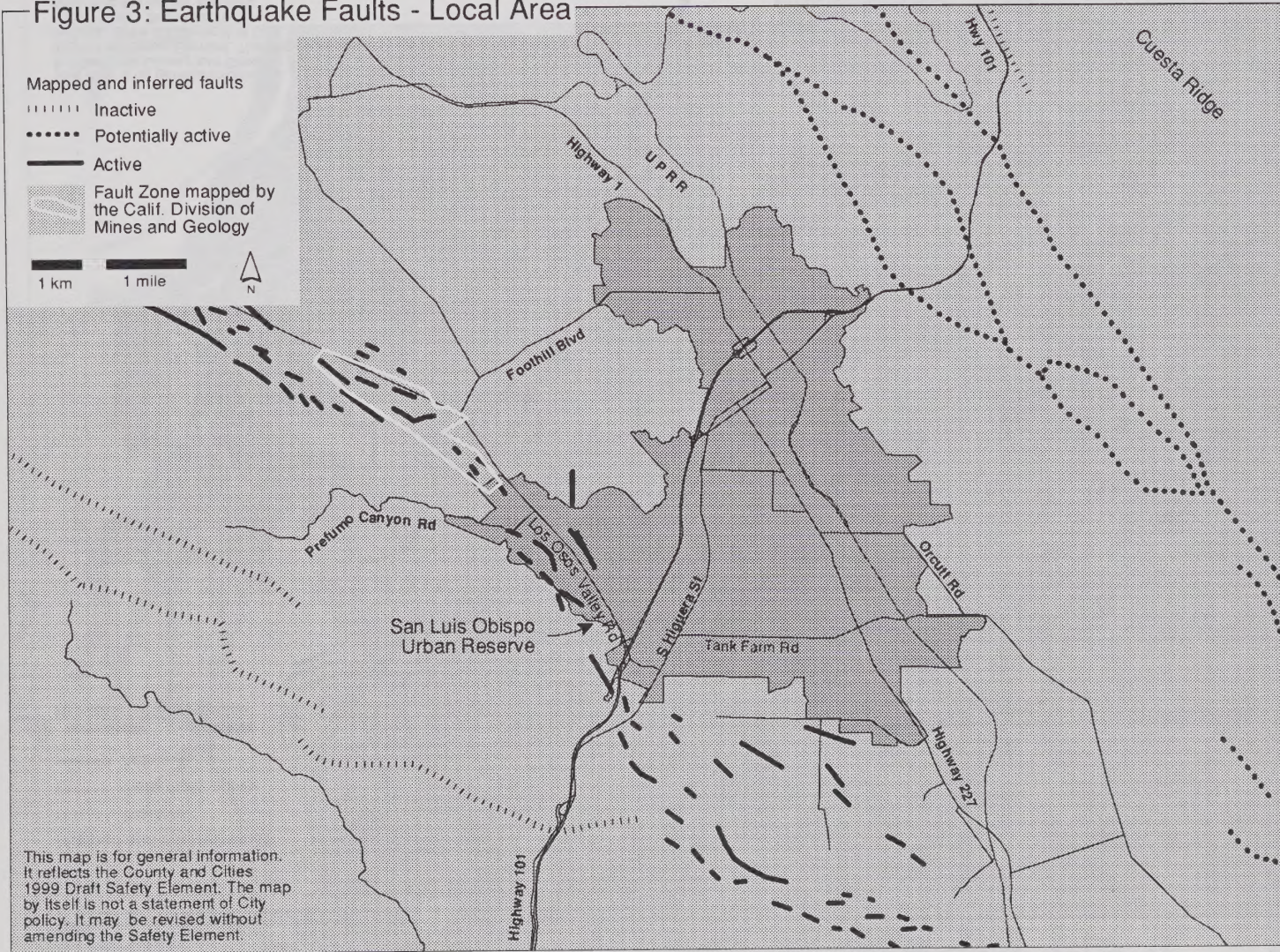


Figure 4: Earthquake Faults - Regional

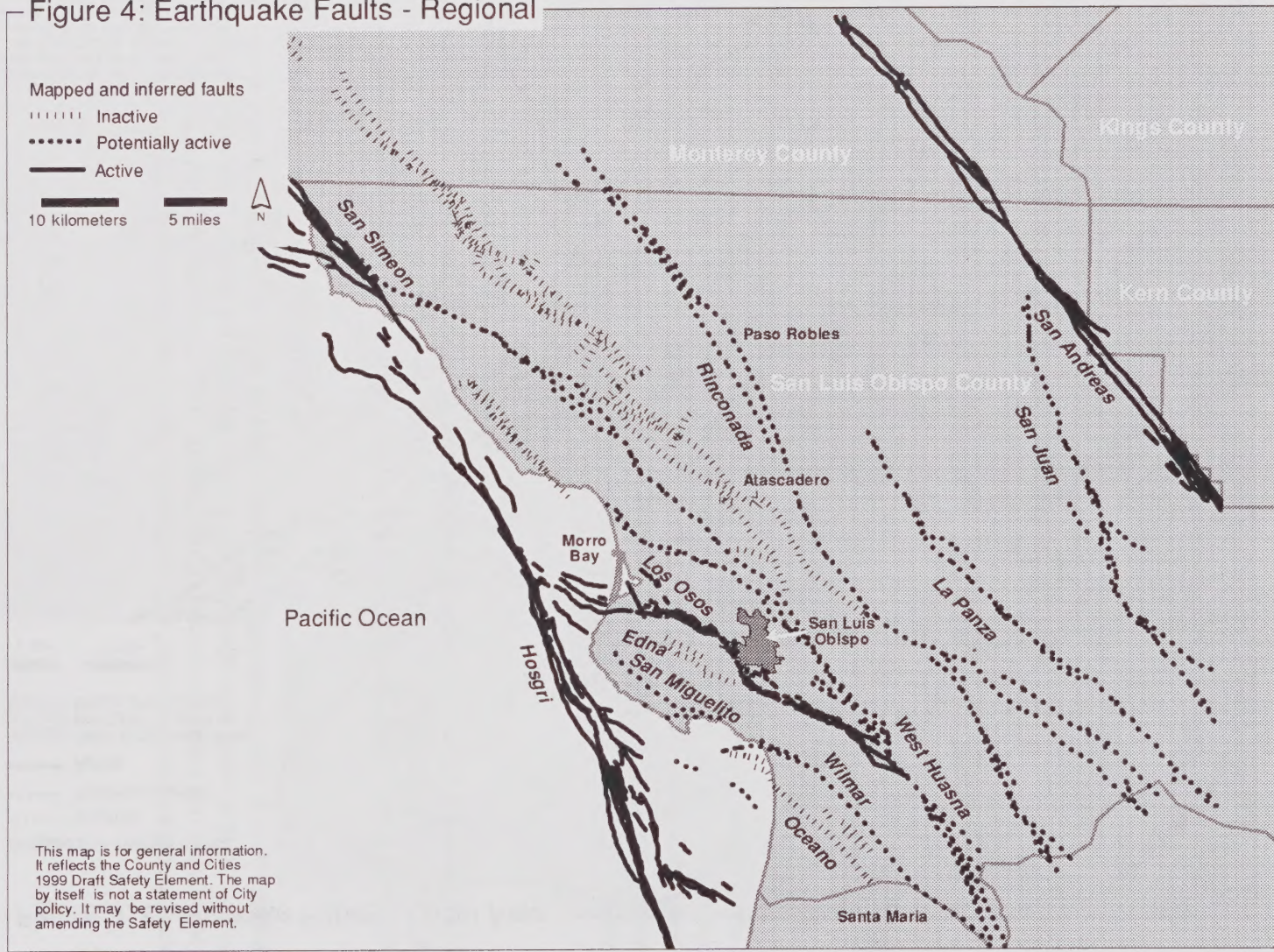
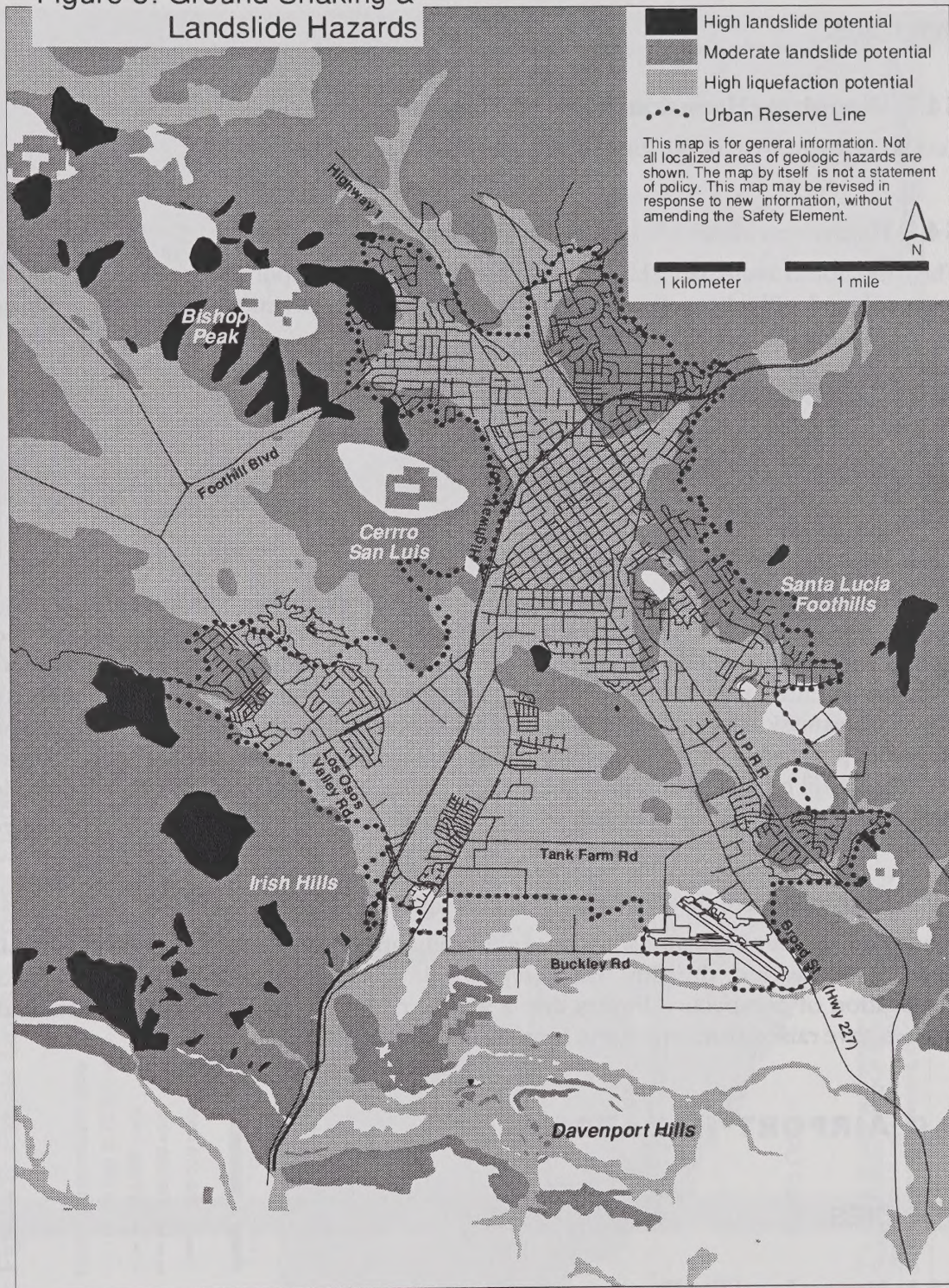


Figure 5: Ground Shaking & Landslide Hazards



4.0 HAZARDOUS MATERIALS

POLICIES

S 4.1: Minimizing Hazardous Materials Exposure

People's exposure to hazardous substances should be minimized.

S 4.2: Hazardous Materials in City Operations

The City should avoid using hazardous materials in its own operations to the greatest extent practical, and will follow all established health and safety practices when they are used.

5.0 ELECTROMAGNETIC FIELDS

POLICIES

S 5.1: Exposure to Electromagnetic Fields

Land-use decisions should avoid prolonged exposure of people to strong electromagnetic fields. Appropriate uses for areas under or next to high-voltage power transmission lines are agriculture, floodwater detention, roads, parking, materials storage, and parks and greenways with low-intensity use. Residential yards may be located along but outside of high-voltage power transmission line easements. School buildings and playgrounds, residential buildings, and work places should be set back from high-voltage power transmission lines. The amount of setback will be a matter of judgment, considering the space available in which to locate uses within the site being planned.

S 5.2: Notification to Buyers Near Electromagnetic Fields

When land containing major sources of electromagnetic fields, such as power transmission lines, is subdivided, the City will determine if a condition will be imposed requiring notification of prospective buyers that a source of electromagnetic fields exists and that studies have raised concerns about long-term exposure.

6.0 AIRPORT HAZARDS

POLICIES

S 6.1: Airport Land Use Plan

Development should be permitted only if it is consistent with the San Luis Obispo County Airport Land Use Plan. Prospective buyers of property that is subject to airport influence should be so informed.



LU 7.2

Figure 6: Power Lines & Power Plant

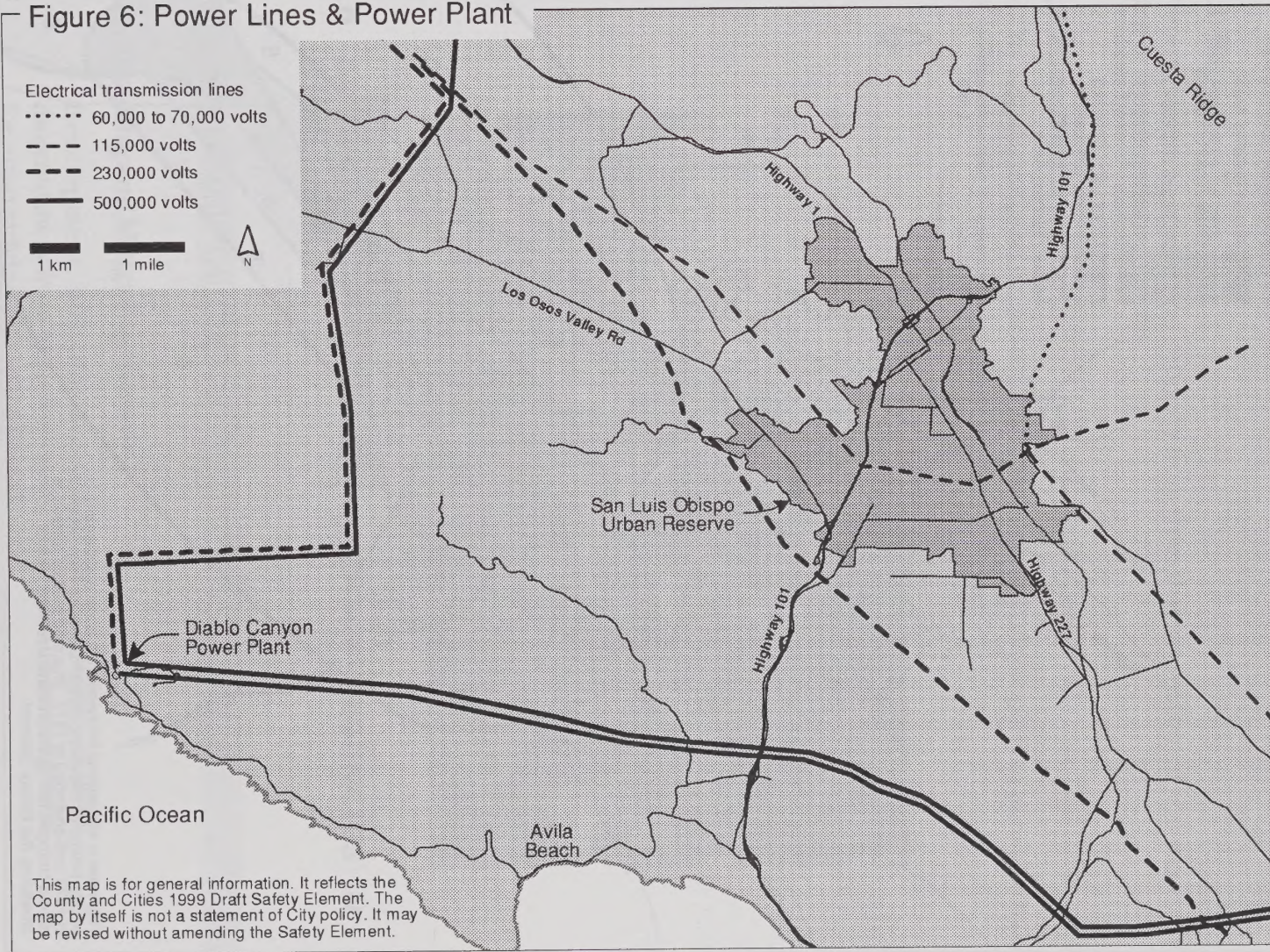
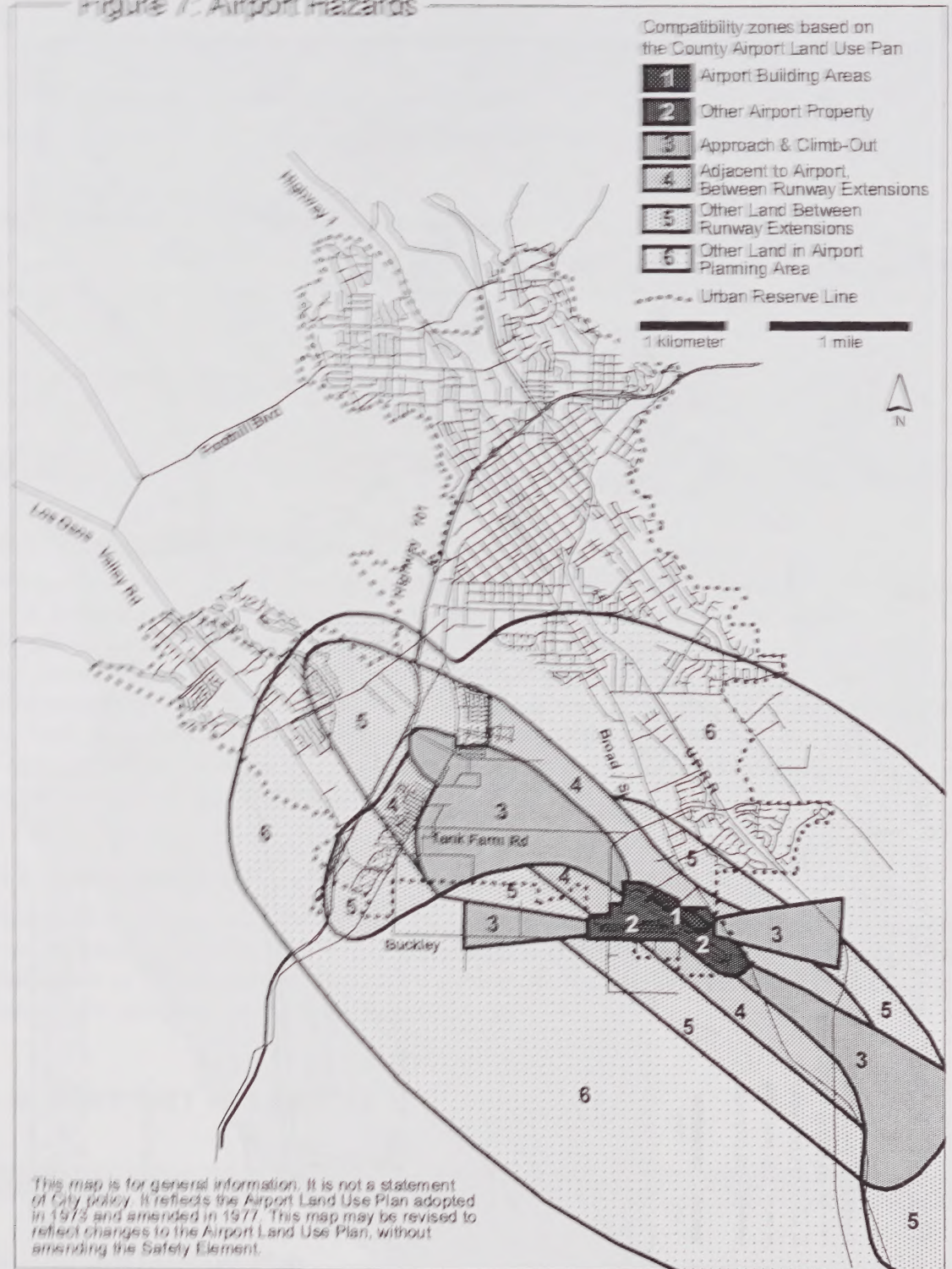


Figure 7: Airport Hazards



7.0 HAZARDOUS TREES

POLICIES

S 7.1: Hazardous Trees

Minimize danger to people and property from trees that are weakened and susceptible to falling or limb loss during storms.

S 7.2: Hazardous Trees

The City will identify, and maintain or remove, trees on City property to minimize hazards, and will work with property owners to do the same.



8.0 AVOIDING AND PREPARING FOR EMERGENCIES IN GENERAL

DEVELOPMENT POLICIES

S 8.1: Avoiding and Mitigating Hazards

- A. Development, including access and utility systems, shall be directed away from hazardous areas, which should be designated for appropriate open space or park uses.

Safety Element

- B. Where development, including access and utility systems, cannot avoid hazardous areas, the development shall adequately mitigate the hazards.
- C. Hazard mitigation measures shall not significantly impact the environment, including wildlife habitats and views.
- D. Development shall pay an equitable share of the costs to mitigate areawide hazards.
- E. Hazard mitigation measures shall not burden taxpayers with high maintenance costs.
- F. Development shall not increase hazards for other properties in the area.

EMERGENCY PREPAREDNESS AND RESPONSE POLICIES

S8.2: Emergency Preparedness and Response

There should be adequate planning, organization, and resources for emergency preparedness and emergency response.



EMERGENCY PREPAREDNESS AND RESPONSE PROGRAMS

S8.2.1: City Activities

The City's Disaster Preparedness Committee will be responsible for planning and coordinating City preparedness activities. (This committee is comprised of the Fire Chief and representatives of the police, public works, utilities, and administration departments.) With direction from the Disaster Preparedness Committee, the Fire Chief will maintain and annually update a basic plan for emergency response.

S8.2.2: Response Performance Standards

- A. The City will evaluate fire-flow capacities and identify deficiencies through testing and modeling of the water system. For identified deficiencies, the Utilities Department will propose remedies to meet recommended service levels based on Insurance Service Organization ratings and other objective criteria.

The following response-time programs are intended to apply to recurrent types of emergencies, not rare, areawide disasters.

- B. The Fire Department has set a response-time objective of four minutes. (The Fire Department's standard of coverage recommends that a three-person engine company, with paramedic, meet this standard 95 percent of the time.)
- C. The Police Department has set a 30-percent available-time objective for patrol response. ("Available time" is the fraction of total time that a patrol unit is not previously assigned or otherwise unavailable for response to a new emergency call for service.)
- D. The Public Works Department and the Utilities Department will set response-time objectives, based on the values at risk and acceptable levels of risk, and will work to achieve the objectives. (Typical incidents requiring timely response are water main breaks and large trees down in the street.)

S8.2.3: Staff Training

- A. The City will train fire fighters, police officers, building inspectors, and public works and utilities staff to levels appropriate for their tasks and responsibilities.
- B. The City will provide training for those of its staff who apply its building regulations and planning standards, emphasizing the lessons learned in locations that have experienced disasters.

- C. The City will conduct disaster-response exercises for the types of non-nuclear disasters discussed in this element, coordinated with participation in required, periodic nuclear-disaster response training exercises.

S8.2.4: Specific Emergency-Response Information

The City will obtain information about the specific location and type of fire and toxics hazards and values at risk, and use the information in its preparedness and response actions.

S8.2.5: Coordinated Emergency Planning

- A. The City will work within the Standardized Emergency Management System, an emergency response and coordination system used throughout California. The City will participate in periodic disaster-response drills, on a regional basis with all involved jurisdictions and involving the news media.
- B. The City will review the hazard assessment studies and emergency response plans of utilities and of transportation agencies and companies operating in the San Luis Obispo area, and update the City's Emergency Plan, including evacuation routes, as necessary.
- C. The City will work with Caltrans to assure transport of hazardous materials follows Caltrans-approved routes, with all necessary safety precautions taken to prevent hazardous materials spills.

S8.2.6: Emergency Operations Center

The City will maintain an Emergency Operations Center Plan, to prescribe the intended activation and operation of a single facility from which disaster response will be managed. The Headquarters Fire Station will serve as the Emergency Operations Center, with the Corporation Yard and the Police Station serving as back-up emergency operations centers or as department operating centers.

S8.2.7: Information and Planning Updates

Working with other agencies in the area, the City will expand and keep current safety-related information. The City will use sufficiently detailed analysis of hazards, and will update the City's safety and emergency plans as new information becomes available.

S8.2.8: City Emergency Plan

The City will keep current and implement its Multihazard Emergency Response Plans, as required by the California Emergency Services Act, with the objectives of:

- Saving lives and protecting property
- Providing a basis for direction and control of emergency operations
- Assuring the continuity of government
- Repairing and restoring essential systems and services (such as water supplies)
- Providing for the protection, use, and distribution of resources that are available immediately after a disaster
- Making the City as self-reliant as possible following a major disaster.
- Coordinating operations with other local jurisdictions

S 8.2.9: Mutual and Automatic Aid

The City will work with other jurisdictions to obtain and follow adequate mutual-aid and automatic-aid agreements.

S 8.2.10: Disaster Recovery

The City will prepare for post-disaster recovery, including measures to address:

- Prompt assessment of the condition of buildings and utilities;
- Temporary shelter for displaced residents, including the potential for sites on parks or other public land;
- Temporary facilities for non-critical public services;
- Recovery of inventory and records from damaged commercial buildings;
- Temporary facilities for displaced businesses and not-for-profit organizations;
- Removal, reconstruction, or replacement of unsafe buildings, including historically or architecturally significant buildings;
- High volumes of planning and building applications;
- High demand for public capital improvement spending to replace damaged facilities or to take advantage of opportunities to implement longer-range plans.

CRITICAL FACILITIES POLICIES

S 8.3: Critical Facilities Locations

A. The following City facilities that are necessary for community function and emergency response will not be located in 100-year floodplains, in areas of high or extreme wildland fire hazard, on sites subject to liquefaction or landslide [as distinguished from areas with potential for these hazards], atop earthquake faults or within State-designated special studies zones, or in airport inner safety zones or outer safety zones:

- fire stations
- police main station
- water treatment plant
- wastewater treatment plant
- public works and utilities corporation yards
- principal telecommunications facilities

B. The following facilities operated by entities other than the City, which are necessary for community function and emergency response, should not be located in 100-year floodplains, in areas of high or extreme wildland fire hazard, on sites subject to liquefaction or landslide [as distinguished from areas with potential for these hazards], atop earthquake faults or within State-designated special studies zones, or in airport inner safety zones or outer safety zones:

- hospitals
- Caltrans and utilities corporation yards
- principal electrical substations
- principal natural gas transmission mains and pumping stations
- principal public-utility telecommunications and emergency broadcast facilities

EMERGENCY ACCESS AND EVACUATION POLICIES

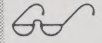
S8.4: Emergency Access and Evacuation

Substantial development will be allowed only where multiple routes of road access can be provided, consistent with other General Plan policies on development location and open space protection. "Substantial development" means industrial, commercial, and institutional uses, multifamily housing, and more than ten single-family dwellings. "Multiple routes" include vehicle connections that provide emergency access only, as well as public and private streets.

PREPAREDNESS EDUCATION POLICIES

S8.5: Preparedness Education

Citizens should be well informed of hazards and ways to minimize the effects of disasters. Special attention should be given to children, seniors, and handicapped.



H 3.3.7

PREPAREDNESS EDUCATION PROGRAMS

S8.5.1: Citizen Information and Training

- A. The City will help inform homeowners about local fire hazards, appropriate responses to fire, and ways to prevent loss, including home improvements that can reduce the impact of fire.
- B. The City will promote the efforts of the Fire Safe Council.
- C. The City will continue the Community Emergency Response Team (CERT) training as effective preparation for residents to aid themselves when needs exceed the availability of professional emergency response workers.
- D. The City will support education programs in the lower grades, using displays and demonstrations to inform young children about fire safety, and in secondary schools, demonstrating the dynamic aspects of fire, including major factors contributing to fire hazard and the relationship of fire to the natural ecology. Fire prevention and evacuation lessons will be included in each program.

S8.5.2: Other Organizations

The City will help organizations that provide emergency outreach and education programs in the area, will help schools teach children how to avoid dangers and how to behave during an emergency, and will encourage other organizations dealing with large groups (such as seniors and handicapped) to develop their own emergency education and response programs.

S8.5.3: Voluntary Inspections

The City will encourage and participate in programs to inspect individual houses, particularly those occupied by the elderly or handicapped, including encouraging occupants to check their own smoke detectors.

SAFETY OF STRUCTURES AND FACILITIES POLICIES

S8.6: Safety of Structures and Facilities

Existing and new structures and facilities should reflect adopted safety standards.

SAFETY OF STRUCTURES AND FACILITIES PROGRAMS

S8.6.1: Reducing Structural Hazards

The City will identify and evaluate hazards in existing structures and work toward reducing those hazards to acceptable levels of risk. The City will advocate that other organizations and agencies do the same. Highest priority will be given to critical facilities (listed in Policy 8.3) and transportation facilities. This overall effort has five basic components:

- A. The City's continuing steps to evaluate, maintain, and replace its own facilities, in particular bridges, public assembly rooms, fire stations, water tanks, and water and wastewater treatment plants.
- B. Routine inspections for code compliance in commercial, industrial, public-assembly, group-housing, and multifamily residential buildings.
- C. Complaint-based inspections for code compliance in all buildings.
- D. Implementation of the City-adopted program to identify and mitigate hazards of unreinforced masonry buildings.
- E. Subject to adequate resources being provided through the budget process, outreach for private, wood-frame buildings involving attachments to adequate foundations, cripple-wall bracing, water-heater attachment, and bracing or attachment of masonry chimneys.

S8.6.2: Planning Standards

The City will maintain and administer its zoning and subdivision standards and architectural guidelines in conformance with the General Plan. The standards and guidelines will be consistent with the requirements and recommendations of City police and fire departments.



H 1.2.1

S8.6.3: Development Review

City fire, police, public works, and utilities personnel will review applications for subdivisions and development projects, for consistency with safety objectives.

S8.6.4: Building and Fire Regulations

The City will maintain and administer its building and fire regulations in conformance with State requirements, including adoption of updated editions of uniform codes.

S8.6.5: Required Inspections

The City will conduct safety inspections for fire and hazardous materials in commercial, industrial, and multifamily residential buildings.

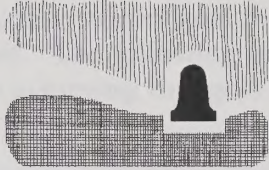


6.d. Environmental Quality

6.d.1. Air Quality

6.d.1.1. Environmental Objectives

The City of San Luis Obispo is committed to the preservation of a high quality environment for its citizens. The City of San Luis Obispo is committed to the preservation of a high quality environment for its citizens.



city of san luis obispo

6.d.1.2. Air Quality

6.d.1.2.1. Conservation Objectives

The City supports County conservation efforts to preserve the natural resources of the County, and to protect the environment from the effects of climate change.

6.d.1.2.2. Environmental Quality

Adopting the following conservation objectives to protect the natural resources of the County, and to protect the environment from the effects of climate change.

Conservation Element

6.d.1.2.3. Long-Term Objectives

The long-term objectives of the Conservation Element are to protect the natural resources of the County, and to protect the environment from the effects of climate change.

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6.d.1.2.4. Non-Conservation Objectives

Conservation of resources and the environment should be a primary concern of the City of San Luis Obispo.

6.d.1.2.5. Planning and Management

Land planning and management should be undertaken in a manner that is consistent with the goals of the Conservation Element.

6.d.1.2.6. Land Use

Land use should be managed in a manner that is consistent with the goals of the Conservation Element. The City of San Luis Obispo should encourage the use of land for purposes that are consistent with the goals of the Conservation Element.

1.0 Environmental Quality

1.1 GOAL

CO 1.1.1: Environmental Maintenance

The basic conservation goal for the City should be the maintenance of a high-quality environment. The following policies should be recognized and adopted by the City as essential to achieving this goal.



1.2 POLICIES

CO 1.2.1: Conservation Efforts

The City supports County conservation efforts; both in areas with which the City is directly concerned, and in areas of secondary consequence to the City. (p1.5,1)

CO 1.2.2: Environmental Quality

Action should be taken whenever necessary to protect, rehabilitate, and enhance the environmental quality of the City. (p1.5,2)

CO 1.2.3: Long-Term Protection

The long-term protection of the environment should be the guiding criterion in City public policy decisions. (p1.5,3)

CO 1.2.4: Non-Renewable Resources

Consumption of non-renewable resources should be minimized. Renewable resources should be recycled or replenished. (p1.5,4)

CO 1.2.5: Planning and Management

Careful planning and management should be undertaken to prevent or correct degradation of the environment. (p1.5,5)

CO 1.2.6: Individual Rights

Individual rights should be safeguarded by proper application of government regulations. Restrictions on personal action should be applied only where necessary to achieve clearly-defined environmental objectives, and only where voluntary incentives or private initiative have not been sufficient in achieving these objectives. (p1.5,6)



OS 6.2.3
LU 6.6.1

CO 1.2.7: Unique and Endangered Resources

Special protection should be provided for unique or endangered resources in the City. The elimination of wildlife or plant species due to man's activities should be prevented. Rare or unique historic buildings and other cultural resources should be preserved. (p1.5,7)

2.0 WATER RESOURCES MANAGEMENT

2.1 POLICIES

CO 2.1.1: Comprehensive Review

The City's present practices in the management of water resources should be comprehensively reviewed. Revised policies and procedures, including a method of centralized and coordinated management, should be developed in an effort to conserve present and future resources. (p2.7,1)

CO 2.1.2: Development and Expansion

Policies on further development and population expansion within the planning area should be predicated on the City's capability to supply adequate water. (p2.7,2)



WW2.1
WW3.1

CO 2.1.3: Local Water Resources

In review of the City's future needs for water, consideration should be given to full development of locally available water resources. (p2.7,3)

CO 2.1.4: Imported Water

Development of additional imported water supplies to serve the City should be accomplished through participation in a regional plan of development such as the County's Master Water and Sewerage Plan. (p2.7,4)

CO 2.1.5: Scenic and Ecological Values

Intangible values of water, including scenic and ecological values, should receive due consideration along with economic factors in water resource development. (p2.7,5)

CO 2.1.6: Sewage Treatment

Urban areas should be sewerred and septic tanks prohibited in areas where contamination of groundwater would take place. Existing sewage treatment regulations should be updated and modernized, with the addition of stricter regulations where necessary. The disposal of domestic, industrial, or mineral wastes into watercourses or roadside ditches should be prohibited, unless requirements of the Water Quality Control Board can be satisfied. (p2.7,6)



WW13.0

CO 2.1.7: Farming Practices

Proper farming practices should be used to minimize adverse environmental effects on contaminated water drainage from irrigated farmland. Where high concentrations of animals and fertilizer occur, measures, should be taken to prevent ground-water pollution. (p2.8,7)

CO 2.1.8: Water Rate Schedule

The City's present water rate schedule, which favors high level water consumers, should be reviewed and adjusted to reflect an effort to encourage practices which result in water conservation.

Consideration should be given to increasing the unit cost of water above that level required for life support, perhaps to the extent that the unit cost of water would increase with increased use above a fixed per capita level. (p2.8,8)

CO 2.1.9: Recycling

Recycling of waste water for beneficial use should be required wherever feasible. (p2.8,9)



WW10.1.2

3.0 AIR RESOURCE CONSERVATION**3.1 POLICIES****CO 3.1.1: Air Quality**

Air quality needs must be an important consideration in the City's and County's planning efforts, with emphasis on maintaining an orderly expansion of both population and economic growth, based on the ability to preserve our air resource. (p3.7,1)

CO 3.1.2: Intergovernmental Coordination

The City should cooperate with the County in conducting detailed studies to determine maximum development levels which can be allowed without endangering air quality. To supplement present air resource reports, the characteristics and capabilities of our air basin should be determined so that guidelines for the orderly expansion of population and development may be established, based on technological ability to control air pollution. (p3.7,2)

CO 3.1.3: Population Growth

A reasonable population growth policy should be followed by: (p3.7,3)

- A) Regulating the use of public funds for promotion and advertising.
- B) Applying appropriate zoning to implement the General Plan.
- C) Examining the cost of second home developments and increasing the tax thereon if justified.
- D) Encouraging birth control programs.

CO 3.1.4: Power Consumption Monitoring

Data gathering systems to monitor trends in power consumption should be established. This information could be based on sales taxes of gasoline and other fuels, as well as natural gas sales figures and oil refinery fuel consumption statistics. (p3.7,4)

CO 3.1.5: Enforcement of Emissions Regulations

Regulations pertaining to emissions, particularly from motor vehicles, need vigorous enforcement. A mobile unit and an instrument technician for monitoring air pollution is needed. (p3.8,5)

CO 3.1.6: Emission Standards

High emission standards, supported by frequent maintenance of all government vehicles operating in the County, should be established. Fuel for County and City operations, for heating as well as transportation, should be selected to minimize pollution. Research and experimentation with non-gasoline fuel sources should be undertaken, and conversion of public vehicles to propane or other low-polluting fuels should be carefully considered. Other motor fleets in the County should be encouraged to take similar action. (p3.8,6)



CI OBJECTIVE 13



CI OBJECTIVE 13

CO 3.1.7: Formation of an Air Pollution Control District

An area-wide regulatory approach is needed considering an entire air basin as a unit for proper air quality management. More active coordination is needed with neighboring counties on the matter of air pollution control. A unified Air Pollution Control District should be formed. (p3.8,7)

CO 3.1.8: Transportation Route Selection

Transportation route selection should include greater consideration of air pollution potentials. New routes with severe meteorological problems should be avoided. Planners should also insure that necessary cuts and fills for proposed routes do not interfere with normal air flow; an improperly located embankment can cause a local concentration of pollutants. (p3.8,8)

CO 3.1.9: Location of Heavy Industry

Investigation of locations for heavy industry should include greater attention to meteorological and topographical characteristics. Industrial zoning should be reduced where necessary. (p3.8,9)

CO 3.1.10: Urban Sprawl

The County, the City of San Luis Obispo, and other incorporated communities should examine adopted general plans for their potential effect on air quality by promoting population growth and dispersion. Policies condoning leapfrogging beyond fringe areas, rather than providing for orderly expansion outward from the city centers, should be ended because of the increased driving and hence air pollution due to urban sprawl. Future plans should include provisions to reduce the need for driving and increase opportunities for walking and bicycling to stores, schools, and other destinations. (p3.8,10)

CO 3.1.11: County Ordinances

The weakening of County ordinances by the State legislature and power groups should be prevented. (p3.9,11)

CO 3.1.12: Transportation

Facilities for low-polluting transport systems should be initiated. Public and private mass transport systems should be promoted. (p3.9,12)



CI OBJECTIVE 13

4.0 SOIL CONSERVATION

4.1 POLICIES

CO 4.1.1: The Soil Conservation Service

The Soil Conservation service is a primary vehicle for conservation, providing technical assistance through locally administered agencies. The City should seek the advice of this Federal agency, particularly where land use and evaluation of development projects is concerned. (p4.4,1)

CO 4.1.2: Preservation of Agricultural Land

Urban development on prime agricultural land should be avoided, with agricultural zoning applied to worthy lands to insure their preservation. (p4.4,2)

CO 4.1.3: Enforcement of The City Grading Ordinance

The City's Grading Ordinance should be adequate for the present, however, the regulations of this ordinance should be strictly enforced. (p4.4,3)

CO 4.1.4: Soil Erosion

Removal of groundcover in long-term advance on development should be prevented, and emergency measures to prevent soil erosion should be utilized during and immediately after construction. (p4.4,4)

CO 4.1.5: Drainage and Runoff

The alteration of natural drainage patterns should be minimized, and plans should include necessary construction to stabilize runoff and silt deposition. Alternatives to conventional engineering solutions, with greater environmental emphasis, should be encouraged. (p4.4,5)

CO 4.1.6: Open Space

Greater effort should be made to insure that sufficient green areas or open space, as called for in the Zoning Ordinance, are included in all development. (p4.4,6)

LU 1.7.1
LU 1.8



CO 4.1.7: Property Owners

Property owners should be encouraged to improve or preserve soil conditions through technical advice from professional agencies. In particular, owners should be encouraged to obtain engineering advice for individual grading projects. More promotion is needed for soil improvement programs. (p4.4,7)

CO 4.1.8: Erosion Control Zone

An erosion control zone should be implemented in areas not yet urbanized. This zone would be used to control grading, removal and replanting of vegetation, maintenance of problem areas and implementation of specific plans for erosion control. (p4.5,8)

CO 4.1.9: Grazing Land

Within the City's sphere of influence, conversion of grazing land to cultivated land should be limited to soils of Class I through IV, as identified by the Soil Conservation Service. Exemptions to these soil classifications should be permitted only after careful investigation and assurance that the operator can and will protect the soil while producing a cultivated crop. (p4.5,9)

5.0 PLANT AND WILDLIFE CONSERVATION

5.1 POLICIES

CO 5.1.1: Environmental Planning

The City should adopt a policy which recognizes the value of plants and wildlife, with a greater emphasis on these factors of our environment in future planning efforts. (p5.6,1)

CO 5.1.2: Subdivisions

New subdivisions should be evaluated for their effect on plants and wildlife. (p5.6,2a)

CO 5.1.3: Non-contiguous Development

Developments which are not contiguous to present urban areas should be carefully studied, since their effect is more likely to be significant. (p5.6,2b)

CO 5.1.4: Densities

Moderate and high densities should not be indicated for areas of dense vegetation and wildlife. (p5.6,2c)

CO 5.1.5: Role of the Planning Commission

The Planning Commission should exercise its authority to deny development applications for areas not presently urbanized if such development will cause significant damage to plants and wildlife. (p5.6,2d)

CO 5.1.6: Creek Protection

The creek systems should be recognized for their value in supporting migratory fish. Anything which might be detrimental to fish life, such as alteration, encroachment, and the dumping of pollutants into the creeks should be prohibited. (p5.6,2e)

6.0 MINERAL AND ENERGY RESOURCE CONSERVATION

6.1 POLICIES

CO 6.1.1: The City supports County efforts to: (6.11,1)

- A) Insure that adverse impacts as a result of quarrying, mining, or drilling operations are minimized or negated.



LU 4.11
LU 6.4
LU 6.5
OS 3.0
OS 3.3

- B) Restore abandoned sites.
- C) Insure that any operations which would release toxic and offensive materials into the air and water are prohibited.
- D) Insure that quarrying, mining, or drilling operations are not allowed in areas of high environmental quality or designated scenic areas.
- E) Enforce mineral regulations
- F) Actively pursue the implementation of Environmental Impact Procedures wherever there may be conflicts involved in the exploitation of mineral and energy resources.

CO 6.1.2: City and County Leadership

A leadership role should be adopted by the County and City in regard to energy conservation. Not only should action programs be adopted by all agencies in reducing consumption, but new ordinances and incentives should be adopted in regulating consumption. (p6.12,2)

CO 6.1.3: The Building Code

Individual efforts to conserve energy resources are needed. In addition, consideration should be given to amending the Building Code to require the use of insulation in buildings constructed for human occupancy to insure a more efficient use of energy resources, and the subsequent reduction in emissions resulting from energy consumption. (p6.12,3)

7.0 HISTORIC PRESERVATION

7.1 POLICIES

CO 7.1.1: Preservation of Historic Sites

The City should adopt the policy to: preserve sites identified with the history of the City, County, State, and the Nation, to preserve buildings and groups of buildings of unique or characteristic architecture, and to preserve smaller sites and single buildings that are symbolic of the many social and ethnic pioneers. (p7.9,1)



LU 6.6
LU 6.7

CO 7.1.2: Comprehensive Planning

The City should develop a detailed inventory and comprehensive plan for the preservation of buildings, areas, and sites of historic or architectural importance, including a listing by relative priority. (p7.9,2)



LU 6.7.1

CO 7.1.3: Establish an Official Advisory Board

The City and County should cooperate in establishing an official advisory board with the power to evaluate and maintain the historical buildings survey and its priorities. The committee should recommend means to preserve sites threatened by demolition and/or alteration. The advisory body should formulate a program with incentives for those owners who participate in the preservation program. (p7.9,3)

CO 7.1.4: Laws and Code Requirements

Any designated historic sites of importance should not be penalized by oppressive laws as a result of restoration. A historic preserve and/or planning zone status for selected sites should be initiated, to provide appropriate standards, code requirements, and owner incentives. (p7.9,4)

CO 7.1.5: Inter-Agency Cooperation

County and City agencies should cooperate and coordinate activities with preservation groups, citizen groups, archaeological, historical, and other scientific organizations in historical preservation activities. (p7.9,5)

CO 7.1.6: Incentives

Incentives to development groups should be offered to prevent premature destruction of sites and to encourage the productive use of all buildings preserved, preferably through private ownership. (p7.9,6)

CO 7.1.7: Public Information

Public information programs should provide optimum use of private and public resources to provide comprehensive data on proper methods and techniques of restoration and rehabilitation, including sources of funding assistance. (p7.9,7)

CO 7.1.8: Authenticity

The restoration of historic buildings or sites should seek the greatest degree of authenticity practicable. Lists of appropriate experts should be provided and requirements should be established that experts be consulted. (p7.10,8)

8.0 NOISE POLLUTION

8.1 POLICIES

CO 8.1.1: Adopt a Noise Element

A complete Noise Element of the General Plan should be completed and adopted as soon as possible. (p8.4,1)

CO 8.1.2: Enforcement of Regulations

Existing regulations should be enforced to control development of incompatible uses around noise sources. In addition, consideration should be given to amending building codes to require the use of insulating materials in new construction near noise generators. (p8.4,2)

CO 8.1.3: Performance Standards

Noise generators should have the responsibility to meet performance standards, and new uses should develop amenities to further minimize noise pollution. (p8.4,3)

CO 8.1.4: Off-Road Vehicles

Off-road vehicle sites should be properly located, patrolled, and regulated, with an increase in fees if necessary to pay the costs of enforcement. (p8.4,4)

CO 8.1.5: Inter-Governmental Cooperation

The City should seek cooperation between County and other government agencies to enforce noise regulations. (p8.4,5)

9.0 ODOR POLLUTION

9.1 POLICIES

CO 9.1.1: Scientific Monitoring

Continued investigation into scientific methods of monitoring unpleasant odors are needed. Although the subjective methods of human sensory analysis are somewhat reliable, objective means can provide documentation to better facilitate regulations. (p8.7,1)

CO 9.1.2: Odor-Causing Agricultural Operations

Agricultural odor-causing operations should be regulated to insure that proper maintenance practices will be followed. Locational requirements should be established to insure that new feedlots and hog pens, turkey and chicken ranches, and associated facilities are located away from habitation or potential habitation which might be adversely effected. (p8.7,2)

CO 9.1.3: Expanded Regulations

Current regulations governing industrial activities should be expanded with more restrictive or clearly defined requirements for odor pollution control. New industries which will pollute the atmosphere with odors or chemicals should be prohibited. (p8.7,3)

CO 9.1.4: Sewage Treatment Plants

The location and operation of sewage treatment plants should be strictly controlled. Existing sewerage plants should be adequately landscaped and screened from residential areas. (p8.7,4)

CO 9.1.5: Motor Vehicle Emissions

Further efforts should be made to reduce motor vehicle emissions, and local support of strong measures to curb pollution should be transmitted to the proper authorities. (p8.7,5)

10.0 VISUAL POLLUTION

10.1 POLICIES

CO 10.1.1: Billboard Removal

Current programs for billboard removal should be given a higher priority. Greater cooperation with County, State and Federal agencies is needed to accomplish this worthwhile endeavor. The legitimate need of motorists for tourist information should be met by alternate methods such as a system of roadside informational signs. These signs should be constructed of indigenous materials reflecting the environment and the City's heritage. (p8.11,1)

CO 10.1.2: On-Site Signs

While large signs can serve a useful purpose to identify uses and add a degree of visual excitement to city driving, restrictive standards for on-site signs should be established for quality, quantity, and size. (p8.11,2)


CI 14.11
CI 14.12

CO 10.1.3: Underground Utilities

Underground utilities should be required of all development within urban reserve boundaries, and all existing areas with overhead lines should be encouraged to be undergrounded through special districts. Continued expenditure of public utility revenues into underground districts in critical areas should be programmed by the undergrounding committee. Government agencies should set an example by insuring that utilities serving public properties are relocated underground. (p8.11,3)

CO 10.1.4: Corridor Plans

Utility companies should prepare long-range corridor plans for service lines with the cooperation of local groups. New transmission lines which appear to be visually damaging should be fully justified and questioned before approval is allowed. In addition, access roads and right-of-way clearing should be kept to a minimum where new installation or repair of existing installations occurs. (p8.11,4)

CO 10.1.5: Litter and Dumping

Stronger enforcement measures should be employed to minimize litter and dumping on private or public property. To facilitate this, responsibilities of pollution control officers should be increased to include additional forms of pollution control. Additional methods of encouraging a more pleasant environment should include free public disposal areas, roadside trash collectors liberally spaced and maintained, mandatory trash pick up in urban and suburban areas, standards of disposal in rural areas, and a greater emphasis on recycling programs. (p8.11,5)

CO 10.1.6: Renovation of Historic Buildings

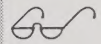
Accommodations for upgrading buildings having historical significance should be included in the building code. Zoning regulations and tax rate structures should be revised to encourage renovation of such buildings. (p8.12,6)

CO 10.1.7: Disruption of Scenic Areas

The visual disruption of scenic areas by industrial and related uses such as mining and quarrying operations should be strictly regulated and new uses properly located outside of scenic areas. (p8.12,7)

CO 10.1.8: Landscaping

Existing regulations requiring landscaping and screening in new developments should be strictly enforced. (p8.12,8)



LU 1.7.5

Conservation Element

CO 10.1.9: Aesthetics

Aesthetics should be considered when employing standard requirements to subdivisions and developments, and variances to standards should be considered when appropriate. The public should be educated about available design advice, with encouragement given to innovative design approaches. Such approaches should include the integration of buildings and the natural environment (indigenous architecture), multistory buildings surrounded by open space, consideration of bulk and scale of manmade structures, more vegetation, and the sensitivity to landscape resource. (p8.12,9)

1.0 ENERGY CONSERVATION

1.1 PURPOSE

1.1.1 Reduce Citywide Energy Expenditures

Reduce the City's energy expenditures by 20% by the year 1990, and by 30% by the year 2000.



city of san luis obispo

1.1.2 Encourage

The City will encourage the private sector to conserve energy by providing technical assistance and the installation of energy-saving devices in homes and businesses.

1.1.3 Encourage

The City will encourage the private sector to conserve energy by providing technical assistance and the installation of energy-saving devices in homes and businesses.

Energy Conservation Element

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1.1.4 City Equipment Operations

The City will encourage the private sector to conserve energy by providing technical assistance and the installation of energy-saving devices in homes and businesses.

1.1.5 Private Sector Performance

The City's energy conservation program will focus on areas where typical energy conservation measures are most likely to be implemented. These areas will be the installation of energy-saving devices in homes and businesses, the use of energy-efficient lighting, and the use of energy-efficient appliances. The City will encourage the private sector to conserve energy by providing technical assistance and the installation of energy-saving devices in homes and businesses.

1.1.6 Accelerate the Use of Renewable Energy Sources

The City will encourage the private sector to conserve energy by providing technical assistance and the installation of energy-saving devices in homes and businesses.

1.0 ENERGY CONSERVATION

1.1 GOAL

EC 1.1.1: Reduce Conventional Energy Consumption

Reduce average conventional energy use per person in 1995 to about 60% of 1980 consumption. (p6)



1.2 POLICIES

EC 1.2.1: Leadership

The City will provide leadership for the county as a whole in both energy conservation and the substitution of alternative for conventional energy sources. (p6)

EC 1.2.2: Concentration of Efforts

The City will concentrate its efforts in areas with the greatest potential benefit: (p6)

- 1) its own properties and operations and
- 2) relationships among parties in the private sector.

EC 1.2.3: City Facilities and Operations

The City will set an example for energy conservation and the use of renewable sources in its own facilities and operations. The materials purchasing, use, and recycling activities of the City will recognize indirect energy-use consequences. (p6)

EC 1.2.4: Private Sector Performance

The City's intervention in the private sector will focus on areas where typical performance lags behind what is technically and economically feasible. First priority will be the elimination of obstacles to the use of alternative energy sources in both existing and new development. New development will be encouraged to minimize the use of conventional energy for space heating and cooling, water heating, and illumination by means of proper design and orientation, including the provision and protection of solar exposure. The energy performance of existing structures will be upgraded. (p6)

EC 1.2.5: Accelerate Trends Toward Energy Self-Sufficiency

Through design standards, discretionary review, and public recognition of good examples, the City will attempt to accelerate trends already underway in the private sector to move individual properties and the community as a whole toward energy self-sufficiency. (p6)

EC 1.2.6: Transportation and Communication

Means of transportation and communication which minimize energy use will be encouraged. (p6)

EC 1.2.7: Environmental Review Documents

Environmental review documents will provide sufficient detail and substantiation when addressing potentially significant energy impacts of proposed projects. The City will remain alert to alternatives which require less conventional energy. (p6)

EC 1.2.8: Education

In addition to keeping informed of energy-saving technology for its own use, the City will help inform other prospective users of such innovations. (p6)

1.3 PROGRAMS



CI 1.9
CI 1.10

EC 1.3.1: Employee Commuting Alternatives

The City will encourage alternatives to employee commuting by individual drivers through such means as parking space allocation, ridesharing coordination, and bus and car-pool incentives. (p7,1)

EC 1.3.2: Car Pools and Public Transportation

To encourage other downtown employees to car-pool and use public transportation, the City will establish preferential parking locations and rates for pool vehicles; all-day parking will be discouraged. (p7,2)

EC 1.3.3: New City Vehicles

As City vehicles are replaced, new vehicles will be high-mileage models. (p7,3)

EC 1.3.4: Traffic Flow

Traffic flow will be enhanced by such means as synchronous and "smart" signals, addition of turn lanes, and removal of curbside parking. (p7,4)

EC 1.3.5: Travel for City Business

Mail and telephone contact will be substituted for travel whenever possible in conducting City business; bicycles will be used for short trips. (p7,5)

EC 1.3.6: Bicycle Paths

Bicycle paths will be incorporated in new streets and street widening projects. Where sufficient right-of-way is available and bicycle and motor traffic volume warrant, such paths will be separate from the roadway. In other cases, they will be within the roadway but clearly striped or denoted by different pavement color, and adjacent parking will be removed or limited to off-peak hours. (p7,6)



CI 3.3
CI 3.7

EC 1.3.7: Parking for Bikes, Mopeds, and Motorcycles

Bicycle, moped, and motorcycle parking space will be provided at City parks and buildings. (p6,7)

EC 1.3.8: Lighting in City Buildings

Lighting levels in City buildings will be maintained at minimum levels sufficient for the activity being conducted; efficient lamps will be used. (p7,8)

EC 1.3.9: Lighting Sources

The City will replace incandescent and fluorescent outdoor lighting with more efficient sources, such as sodium vapor illuminators. (p6,9)

EC 1.3.10: Passive Heating and Natural Illumination

New municipal facilities will be designed to make maximum feasible use of passive heating and cooling as well as use of natural illumination. Heating and lighting will be “zoned” to allow control in individual work areas. (p7,10)

EC 1.3.11: Solar Water Heating/New Facilities

Solar water heating will be incorporated in new City facilities when cost-effectiveness evaluations show a savings within the expected life of the facility. (p8,11)



Energy Conservation Element

EC 1.3.12: Solar Water Heating/Retrofit

The City will gradually retrofit its facilities with solar water heating, beginning with those, such as the swimming pool, where the most significant savings are possible. (p8,12)

EC 1.3.13: Methane

The City will use methane from the sewage treatment plant for digester heating and for mechanical energy within the plant, and will explore the feasibility of selling excess or interruptible methane to utilities, commercial customers, or for powering vehicles. (p8,13)

EC 1.3.14: Hydropower Generation

The City will proceed with plans for hydropower generation on the Salinas Reservoir conduit. (p8,14)

EC 1.3.15: Wood

The City will make available wood from tree trimming and removal. (p8,15)

EC 1.3.16: Wind Powered Generation

The City will investigate the feasibility of wind-powered generation for its own facilities which are suitably located, such as the sewage treatment plant or water treatment plant, where prevailing winds and relatively low visibility are conducive to tower installations. (p8,16)

EC 1.3.17: Recycling

The City will participate in programs for recycling of such materials as office paper and lubricating oil. (p8,17)

EC 1.3.18: Non-Automotive Equipment

The energy efficiency of major non-automotive equipment will be evaluated when purchases are made. (p8,18)

EC 1.3.19: Insulation and Weatherization of City Facilities

The City will insulate and weatherize its own facilities before and in a manner similar to any requirements imposed on private properties. (p8,19)

EC 1.3.20: Recycling

The City will encourage SORT, Ecoslo, and other materials recycling programs by participating and making space available for transfer activities. (p8,20)



EC 1.3.21: Thermostat Settings

The City will observe suggested thermostat settings. (p8,21)

EC 1.3.22: City Staff and Commissioner Education

City staff and commission members involved in development review and property management will be educated in principles of energy-saving design. (p8,22)

EC 1.3.23: ARC Review

Retrofitting buildings with solar-assisted water heating systems will be “minor and incidental” for purpose of ARC review and will be subject to staff approval under criteria adopted by the ARC. Within historic districts, such projects would be referred to the ARC. (p8,24)

EC 1.3.24: Appearance of Solar Water Heating Systems

Architectural review guidelines will provide criteria for the appearance of solar water heating systems in both new construction and retrofitting. Criteria would include: mechanical, plumbing, and structural components to be the same color as the roof, a compatible color, or as part of an acceptable overall color scheme, contrasting; if collector is not flush with roof, it should match the roof plane as closely as possible and mounting racks should be covered with roof or siding material or another compatible material, to reduce awkward appearance; locate collector so as to minimize the need to trim or remove trees; locate collectors between rather than outside the dominant lines of the building or roof, as seen from the street or adjacent properties; minimize visible piping; use glass with low reflection where significant glare problems cannot be solved by location or orientation. To the extent they are applicable, these criteria would apply to all active and photovoltaic solar collectors. (p8,25)



EC 1.3.25: Encouragement of Energy Efficient Design

The Architectural Review Commission will play an expanded role in encouraging energy-efficient project design by requiring designers to make conscious choices and to justify proposals involving building location, orientation, and form, as well as landscaping type and location. The goal of such review would be projects which make maximum use of solar exposure, natural ventilation, and passive means of reducing conventional energy demand, as opposed to designing a particular image and relying on mechanical systems to maintain comfort. To these ends, ARC guidelines and information submittal requirements will assist applicants in preparing more self-sufficient projects. (p9,26)

EC 1.3.26: Information Provision to Developers

When developers first inquire about or submit applications for development and building projects, they will be advised of sources of information on energy-efficient design (such as utilities, trade and professional groups, and published material). (p9,27)

EC 1.3.27: Topographic and Shading Information

The City will prepare generalized topographic and shading information for use by developers contemplating solar projects within the City. (p9,28)

EC 1.3.28: Business Energy Use

The City will advise businesses of ways of reducing energy use, while providing adequate levels of lighting for security and sign visibility, including utility companies' audit programs. (p9,29)

EC 1.3.29: Builder/Remodeller Advisement

The City will advise builders/remodellers of structural features which may help with energy conservation and lower costs over building life (such as roof frames which could be loaded with additional insulation or fire sprinkler systems, and operable covers for frozen or refrigerated food sales). (p9,30)

EC 1.3.30: Clothes Lines

Developments will be encouraged to make available space for outdoor clothes drying, and private restrictions against their use will be nullified. (p9,31)

EC 1.3.31: Subdivisions

The design of subdivisions will protect solar exposure to the greatest extent possible: (p10,32)

A) Within all new residential subdivisions, the longest dimension of each lot should be oriented within 30 degrees of south, unless the sub-divider demonstrates that for certain lots any one of the following applies:

- 1) The lots are large enough to allow suitable building orientation regardless of lot orientation;
- 2) Buildings will be constructed as part of the tract development, and the buildings will be properly orientated, with adequate solar exposure.
- 3) Topography makes variations from the prescribed orientation desirable to reduce grading or tree removal or to take advantage of a setting which would favor greater reliance on early morning or late afternoon exposure.
- 4) Topographical conditions — such as steep northerly-facing slope or shading by the mass of a hill — make solar energy use generally infeasible;
- 5) The size of the subdivision combined with the existing orientation of surrounding streets and lots preclude desirable lot orientation.

B) Solar access easements will be created within all new subdivisions, as provided in the Solar Rights Act (Cal. Gov. Code 66473.1, 66475.3), unless:

- 1) The subdivision incorporates a building development plan which would assure desirable solar access;
- 2) The subdivision contains a notation for additional yard or height standards designed to assure desirable solar access, supplementary to the zoning regulations, which would make a system of easements for each lot unnecessary;
- 3) Solar exposure will be adequately protected by the City's zoning regulations.

EC 1.3.32: Solar Exposure of Collectors

The City will protect solar exposure for existing collectors and likely locations of future collectors, both active and passive: (p10,33)

Energy Conservation Element

- A) When collectors are proposed as part of a development, the plan of that development will be approved with conditions to assure that proposed structures and vegetation will not shade collectors excessively.
- B) Zoning regulations will protect solar exposure by controlling development on adjacent properties. A generally acceptable level of solar exposure will be protected in this way (see policies below). Additional protection may be assured by recorded agreement among private properties.

EC 1.3.33: Exceptions to The Prohibition of Shading Collectors

Exceptions to the prohibition of shading of likely collector locations may be made when: (p11,33)

- A) the shading is an insignificant part of the total protected solar exposure, in terms of area, time, or both;
- B) structures on protected properties have an insignificant probability of being modified or replaced, and likely collector locations are sufficiently protected in spite of shading that would normally be unacceptable, or such structures already have adequately protected collectors.
- C) the shading is between lots in a subdivision for which a customized system of solar access easements will provide an equivalent level of protection;
- D) use of solar energy is unfeasible due to topographical conditions.

EC 1.3.34: Solar Water Heating

Solar water heating will be required for new swimming pools and hot tubs, except where solar exposure is insufficient due to circumstances beyond the control of the water user. (p12,34)

Note: Anyone proposing conventional heating of such facilities must provide an insulating cover and must provide a life-cycle cost comparison (pTitle 24, Cal. Admin. Code).

EC 1.3.35: Shading By Vegetation

Shading by vegetation will be controlled by the California Solar Shade Control Act. This act prohibits the placement of vegetation in locations which would shade a solar collector on another's property. Those seeking permits for solar systems will be advised to establish documentation of vegetation existing at the time of their solar construction or installation. (p12,35)

Table 1 - Solar Access Guidelines

Land-use and Site Conditions	Desirable Solar Access
Conservation/open space and residential uses up to about 6 dwellings per acre, on sites of one acre or more.	All south walls and all roof areas should be unshaded during midday on the winter solstice.
Conservation/open space and residential uses up to about 6 dwellings per acre, on sites of less than one acre.	Nearly all south walls and all roof areas should be unshaded during midday on the winter solstice.
Residential uses between 6 and 12 units per acre, office uses, and neighborhood commercial uses, on sites of one acre or more.	All roof areas, nearly all second-story and most first-story south walls should be unshaded during midday on the winter solstice.
Residential uses between 6 and 12 units per acre, office uses, and neighborhood commercial uses, on sites less than one acre.	Most roof areas, nearly all second-story and most first-story south walls should be unshaded during midday on the winter solstice.
Residential uses at densities greater than 12 units per acre, public facilities, and general commercial and industrial uses, in suburban and newly subdivided areas.	All roof areas and most south walls should be unshaded during midday on the winter solstice.
Residential uses at densities greater than 12 units per acre, public facilities, and general commercial and industrial uses within downtown and other locations previously subdivided into relatively small lots.	Most roof areas and some south walls on upper floors should be unshaded during midday on the winter solstice.

EC 1.3.36: Individual Wind Powered Generators

The City's regulations will not prevent the location of individual wind-powered generators, but they will be discouraged in favor of optimally located generators of greater capacity, designed to serve major facilities, neighborhoods, or the community as a whole. (p13,36)

EC 1.3.37: Alternative Energy Use

The zoning regulations will provide for alternative energy use in such ways as: (p13,37)

- A) Allow height exceptions for solar equipment like those for chimneys and screened mechanical equipment;
- B) Allow components of alternative heating and cooling systems such as collectors, shading louvers, or reflectors, to project into yards in a manner similar to cornices, canopies, and so on.
- C) Include solar heating systems and cogeneration facilities explicitly in the definition of accessory use.

EC 1.3.38: Unwanted Heat Gain

Architectural review guidelines will stipulate major commercial construction and re-modelling should include cost-effective measures to reduce unwanted heat gain (devices such as landscaping, awnings, or louvers). (p13,38)

EC 1.3.39: Concentration of Residences

Land-use plans and zoning regulations will encourage concentrations of residences in conjunction with or close to concentrations of employment, services, and public transportation routes. (p13,39)

EC 1.3.40: Home Occupations

Zoning regulations will provide for home occupations which are compatible with residential neighborhoods and which will reduce residence-to-work trips. (p13,40)

EC 1.3.41: Neighborhood Convenience Shopping and Services

Zoning regulations will provide for neighborhood convenience shopping and services. (p13,41)

EC 1.3.42: Bicycle and Motorcycle Parking Requirements

The zoning regulations will require bicycle and motorcycle parking spaces in proportion to overall parking requirements and demand likely to be generated by various uses. (p13,42)

EC 1.3.43 Parking for Compact Cars

The zoning regulations will provide for a large share of compact-car parking spaces, to be located most conveniently to user destinations where the size of the parking facility warrants. (p13,43)



LU 2.2.13

EC 1.3.44: Project Approval

Approval of major new commercial and residential projects will be conditioned on inclusion of programs such as informing residents/employees of car-pool and bus information, “free” bus passes for the first month after occupancy, and similar measures designed to foster energy saving travel habits at the time such habits are most susceptible to change. (p13,44)

EC 1.3.45: Design Flexibility and Incentives

The zoning regulations will provide wide design flexibility and incentives for projects demonstrating an exceptional degree of energy self-sufficiency. (p13,45)

EC 1.3.46: Street Tree Regulations

Street-tree regulations will be flexible enough to allow desirable landscaping without obstructing solar access. The location, height, spread, and seasonal opacity of trees will be considered when street tree planting is proposed, and waivers and substitution allowances will be used to achieve optimum use of trees on development sites and adjacent public rights-of-way. (p13,46)

EC 1.3.47: Performance of Residential Space Heating Systems

The City will advocate modifications in statewide building requirements which set unnecessarily high standards for performance of residential space heating systems, thereby requiring duplication of alternative and conventional heating in most new construction. (p14,47)

EC 1.3.48: Building Regulations

The City will administer its own building regulations to minimize design and permit expense, for example, for roof-mounted solar collectors where typical collector weight can be supported by typical structures. (p14,48)

EC 1.3.49: Publicize Energy Conservation

The City will publicize energy conservation and substitution efforts and results by such means as the City Newsletter. (p14,49)

EC 1.3.50: Space for Community Dialogue

The City will make available space for community gatherings for groups advocating, demonstrating, or assisting with energy conservation and substitution. (p14,50)



city of san luis obispo

Parks and Recreation Element

April 1994

1.0 PARKS AND RECREATION

1.1 GOALS

PR 1.1.1: Enhance Quality of Life

The City's parks and recreation goal is to enable all citizens to participate in fun, healthful, or enriching activities which enhance the quality of life in the community. In addition, the City has a number of more specific parks and recreation goals: (p10,1.40)

PR 1.1.2: Meet Resident Needs

Recreation services shall be designed to enhance the quality of life in San Luis Obispo and meet the changing needs of residents. (p10,1.40.1)

PR 1.1.3: Conserve Natural Resources

Recreation services will be operated in a manner that is environmentally sensitive and which conserves natural resources. (p10,1.40.2)

PR 1.1.4: Efficient Operation

Recreation facilities shall be developed and operated, and services delivered in the most efficient and economical methods possible. (p10,1.40.3)

PR 1.1.5: Accessibility

Recreation facilities and activities shall be accessible to all individuals, regardless of race, religion, age, gender, disabilities, and income level. (p11,1.40.4)

PR 1.1.6: Avoid Duplication of Existing Services

Recreation services shall be designed and administered to avoid duplicating commercial, private, and university recreation services. (p11,1.40.5)

PR 1.1.7: General Plan Consistency

Recreation policies and programs shall reinforce the objectives and programs in the Open Space Element, Land Use Element, Circulation Element, Bicycle Transportation Plan, and Pedestrian Transportation Plan. (p11,1.40.6)

PR 1.1.8: New Development

New development should be encouraged to contribute to the development of park facilities in proportion to the demand resulting from increased population. (p11,1.40.7)



Parks and Recreation Element

PR 1.1.9: Volunteer Opportunities

Parks & Recreation staff should provide volunteer opportunities for residents, particularly teens and young adults. (p11,1.40.8)

PR 1.1.10: Collaborative Development Efforts

Parks & Recreation facilities and activities should be developed whenever possible as collaborative efforts with school districts, colleges, private entities, and non-profit organizations. (p11,1.40.9)



2.0 YOUTH ATHLETIC FIELDS

2.1 POLICIES

PR 2.1.1: Accommodate Youth Sports

There will be sufficient athletic fields within the city to accommodate all youth sports practice and competition demands at a ratio of 1 multi-use sports field per 1800 persons residing in San Luis Obispo. (p14,2.21.1)

PR 2.1.2: New Athletic Fields

The demand for additional athletic fields will be met first by developing facilities on land owned by, or dedicated to the City; and second, by developing facilities on land to be acquired by the City, or on privately-owned land. (p14,2.21.3)



LU 7.10

2.2 PROGRAMS

PR 2.2.1: Funding and Coordination

The City's Parks and Recreation Department (the "Department"), in partnership with the San Luis Coastal Unified School District (S.L.C.U.S.D.), shall insure that all existing athletic fields are in suitable playing condition, will provide funding for materials, and coordinate volunteer efforts to renovate playing fields in need. (p14,2.21.2)

PR 2.2.2: Provisions by New Residential Developments

Any new significant residential developments, annexations, will be required to provide sufficient athletic fields to meet the demands of the youth who will reside in the development. (p14,2.21.4)

3.0 NEIGHBORHOOD PARKS

3.1 POLICIES

PR 3.1.1: Access to Neighborhood Parks

San Luis Obispo residents shall have access to a neighborhood park within walking distance of their residence. (p14,2.22.1)



LU 2.2.1

PR 3.1.2: Annexation Areas

All residential annexation areas shall provide adequate neighborhood parks. (p14,2.22.4)

3.2 PROGRAMS

PR 3.2.1: Provision of Neighborhood Parks

Those neighborhoods without a park will be identified and plans developed to provide a park in the neighborhood. (p14,2.22.2)

PR 3.2.2: Park Design

The designs of neighborhood parks shall be consistent with the needs and preferences determined from a consensus of neighborhood residents. (p14,2.22.3)

PR 3.2.3: Subdivision Regulations

The City will evaluate its Subdivision Regulations to ensure that development standards secure the maximum amount of parkland allowed under the Quimby Act. (p14,2.22.5)

Parks and Recreation Element

4.0 GYMNASIUMS

4.1 POLICIES

PR 4.1.1: Community Need

There will be adequate gymnasiums in San Luis Obispo to meet the demonstrated program demands of the community. (p15,2.23.1)

PR 4.1.2: Existing Facilities

Existing community facilities (such as vacant school facilities, private non-profit facilities) shall be converted to gymnasium use when practical. (p15,2.23.3)

4.2 PROGRAMS

PR 4.2.1: Portable Gymnasium Floors

To meet demonstrated needs, the Department will acquire portable gymnasium floors to be installed in existing, non-City owned buildings which are suitable to meet gymnasium space needs (schools or warehouses). (p15,2.23.2)

PR 4.2.2: YMCA Building Conversion

If the YMCA leaves the City-owned facility in Johnson Park, that building shall be retained by the City and converted to a gymnasium. (p15,2.23.4)

5.0 LAGUNA LAKE

5.1 POLICIES

PR 5.1.1: Laguna Lake Master Plan

The adopted Laguna Lake Master Plan shall be implemented. (p15,2.24.1)

5.2 PROGRAMS

PR 5.2.1: Phase I Improvements

Design of the Phase I improvements should be accomplished in the time frame identified in the FY 1995-97 Capital Improvement Program in compliance with the Laguna Lake Master Plan. (p15,2.24.2)



LU 8.7

PR 5.2.2: Unlighted Play Fields

Unlighted play fields located in the eastern portion of the park will be included in the Phase I Development of the approved Master Plan. (p15,2.24.3)

6.0 THE PARK SYSTEM

6.1 POLICIES

PR 6.1.1: Park Land Ratio

The City shall develop and maintain a park system at the rate of 10 acres of park land per 1,000 residents. (p15,2.25.1)

PR 6.1.2: Park Maintenance

Parks shall be maintained in such a manner that priority will be given to the preservation of the natural beauty and safe use of the land within the system. (p15,2.25.2)

PR 6.1.3: User Needs

Parks shall be designed to meet a variety of needs depending on park size, location, natural features and user demands. (p15,2.25.3)

PR 6.1.4: The Downtown Plan

The Park and Recreation Master Plan shall support the downtown plan concept by encouraging the development of the identified recreation areas found in the Conceptual Physical Plan for the City's Center. (p15,2.25.4)

PR 6.1.5: Park Amenities

Park amenities (such as athletic fields, fitness trails, play equipment, skateboarding area, amphitheaters) will be developed, based on funding availability and community demand. (p15,2.25.5)



LU 4.1
LU 4.19

Parks and Recreation Element



PR 6.1.6: Lease or Sale of City-Owned Park Land

Lease or sale of City-owned park land will be discouraged unless such an action meets a demonstrated need which can not otherwise be met. (p16,2.25.6)

PR 6.1.7: Site Acquisition

Future park site acquisition should enhance the City's bike trails, pedestrian transportation, and open spaces in keeping with adopted policies. (p16,2.25.8)

PR 6.1.8: Visual Linkages

Parkways shall serve as visual linkages between park and recreation facilities, to be developed, landscaped and maintained in a manner that enhances the aesthetic quality of the City. (p16,2.25.9)

PR 6.1.9: The Jack House

The historic Jack House shall be maintained, operated, and preserved in accordance with the Grant Deed, accepted by the City in 1975. (p16,2.25.10)



PR 6.1.10: Industrial and Business Parks

Industrial and business park areas should consider providing their employees with appropriate park-like amenities. (p16,2.25.11)

6.2 PROGRAMS

PR 6.2.1: Replacing Sold Land

Provisions must be made to replace any land sold with an equal amount of land at another location. (p16,2.25.7)

7.0 RECREATION FACILITIES

7.1 POLICIES

PR 7.1.1: Coordination With Other Recreation Facilities

The Department will encourage interaction and coordinated participation of other public and non-profit recreation service providers in meeting public facilities demands. (p16,2.26.1)

PR 7.1.2: Private Agency Support

The Department will encourage private agencies to support or provide facilities to satisfy unmet demands. (p16,2.26.2)

Parks and Recreation Element

PR 7.1.3: Joint Use

The joint use of facilities between the City and the S.L.C.U.S.D. shall be expanded. Joint use may include gymnasiums, stadiums, classrooms, pools, athletic fields, and play equipment. (p16,2.26.3)

PR 7.1.4: Duplication of Amenities

The City will avoid providing facilities which unnecessarily duplicate similar amenities available in the private sector. (p16,2.26.4)

PR 7.1.5: Indoor Recreation Needs

The City will meet future indoor recreation needs by first, expanding joint use of existing facilities and, second, by leasing or buying commercial space. (p16,2.26.5)

PR 7.1.6: The Senior Citizens Center

The existing Senior Citizens Center shall be modified if practical to meet the parking and storage needs of seniors. (p16,2.26.6)

7.2 PROGRAMS

PR 7.2.1: Senior Needs

Future senior service needs that exceed the capacity of the existing center will be facilitated by developing a cooperative agreement for the use of the AdCare Center at the Congregational Church located on Los Osos Valley Road. (p16,2.26.7)

PR 7.2.2: The Veterans Memorial Building

The City shall pursue the acquisition of the San Luis Obispo Veterans Memorial Building to meet the increased recreational space demands of the community by adding recreation facilities. (p17,2.26.8)

8.0 PARKS AND RECREATION ACTIVITIES

8.1 POLICIES

PR 8.1.1: Provision of Recreation Services and Activities

The Department will provide recreation services and activities for the community. (p19,3.21.1)

PR 8.1.2: Demand and Need of Activities

Activities will be evaluated continuously to determine demand and need. (p19,3.21.2)

PR 8.1.3: Quality and Effectiveness of Services

The Department will conduct ongoing public evaluations of services to determine quality and effectiveness of the services. (p19,3.21.3)

PR 8.1.4: Publicized Opportunities

Recreation opportunities will be publicized on a regular basis. (p20,3.21.4)

PR 8.1.5: Needs of Underserved Groups

The department will consider the needs of underserved groups in offering these programs. (p20,3.21.5)

PR 8.1.6: Needs of Individuals with Disabilities

Recreation activities will encourage mainstreaming individuals with disabilities and special needs. (p20,3.21.6)

PR 8.1.7: Avoid Duplication of Recreation Services

The Parks and Recreation Department will talk with private/non-profit, commercial, educational institutions and service clubs, to ensure that recreation services are not duplicated. (p20,3.21.7)

PR 8.1.8: Quality of Activities

Activities will promote self-directed, lifelong recreation pursuits. (p20,3.21.9)

PR 8.1.9: Safe Operation of Activities

Recreation activities will be operated safely, in keeping with the characteristics and demands of the activities. (p20,3.21.10)

PR 8.1.10: Volunteers

The Department will recruit and train volunteers where suitable depending on the nature of the activity. (p20,3.21.11)

Parks and Recreation Element

PR 8.1.11: Historical and Multicultural Entities

Recreation activities will be offered that identify historical and multicultural entities in the community. (p20,3.21.12)

8.2 PROGRAMS

PR 8.2.1: Avoid Duplication of Commercial Programs

The City shall avoid offering recreation tours, classes or activities which unnecessarily duplicate commercial programs. (p20,3.21.8)

9.0 FUTURE NEEDS

9.1 POLICIES

PR 9.1.1: Collaborative Planning

The Parks and Recreation Department and Police Department shall collaborate in planning and share resources in providing activities that focus on crime prevention and intervention in the community. (p20,3.22.1)

PR 9.1.2: Changing Community Needs

The Parks and Recreation Department will be responsive to the changing community needs for services. (p20,3.22.5)

PR 9.1.3: Quality of Activities

Activities will provide opportunities to contribute to emotional, physical and social wellness. (p21,3.22.9)

9.2 PROGRAMS

PR 9.2.1: Youth Intervention Activities

Youth recreation activities will include prevention and intervention components. (p20,3.22.2)

PR 9.2.2: At-Risk Youth Recruitment

Youth at-risk will be recruited to participate in recreation activities. (p20,3.22.3)

PR 9.2.3: At-Risk Youth Activities

The Department will collaborate with community mental health agencies, counseling services and S.L.C.U.S.D. to develop activities that will serve as outlets for at-risk youth. (p20,3.22.4)

PR 9.2.4: Redesign of Services

Staff will continuously collect data on the needs for redesign of services. (p21,3.22.6)

PR 9.2.5: Accommodation of Activities and Facilities

Recreation activities shall be designed to take place at facilities and during times to accommodate schedules of those employed in the industrial, commercial, and business sector. (p21,3.22.7)

PR 9.2.6: Community Input

New activities will be prioritized from the results of public hearings, community input, ongoing activity evaluations, and participant survey. (p21,3.22.8)

10.0 FINANCING

10.1 POLICIES

PR 10.1.1: Facility Acquisition and Development

The acquisition and development of park land shall be accomplished through all appropriate methods. (p23,4.10.1)

PR 10.1.2: Park-In-Lieu Fee Maintenance

The City Council shall review park-in-lieu fees regularly to ensure that they stay consistent with land acquisition and development costs. (p23,4.10.4)

PR 10.1.3: Park-In-Lieu Fee Assignment

Park-in-lieu fees shall be committed to a project within two years from collection and shall have a direct benefit to the area for which they were intended. (p23,4.10.5)

Parks and Recreation Element

PR 10.1.4: Project and Acquisition Funding

Staff shall pursue all State and Federal grant programs for project and acquisition funding. (p23,4.10.3)

PR 10.1.5: Financial Practices

The Parks and Recreation Department shall maintain financial practices that are consistent with the current fiscal year Financial Plan. (p23,4.20.1)

PR 10.1.6: Alternative Funding Sources

The Parks and Recreation Department shall strive to develop corporate sponsorship, adopt-a-park, or activity support, as alternatives to general fund moneys. (p23,4.20.4)

PR 10.1.7: Low Income Assistance

The Department will pursue obtaining grants and subsidies to assist low income individuals and families with fees for activity participation. (p23,4.20.5)

PR 10.1.8: Non-Resident Fees

Participants residing outside of the city limits shall be assessed a non-resident fee for participation in Department activities. (p24,4.20.6)

PR 10.1.9: Enterprise Operations

When possible without reducing services, activities shall be operated as an enterprise. (p24,4.20.7)

10.2 PROGRAMS

PR 10.2.1: Project Review

The City shall continue to acquire and develop park land through the review of development projects. (p23,4.10.2)

PR 10.2.2: Collaborative Fee Exchange

The Parks and Recreation Department will develop a collaborative fee exchange with S.L.C.U.S.D. between activity needs and facility use. (p23,4.20.2)

PR 10.2.3: Cost Recovery

Parks and recreation fees will be adjusted as needed to meet the approved level of cost recovery identified in the current Financial Plan. (p23,4.20.3)

11.0 IMPLEMENTATION REPORT

11.1 POLICIES

PR 11.1.1: Youth Athletic Fields

There are 2,900 local youths playing football, soccer, baseball and softball on nearly 200 teams. Within the City 19 fields are available for practice and games. Unfortunately, some of these fields have not recovered from the effects of the drought.

The sports organizations that serve the youth in the community consider the renovation of these fields a top priority. The organizations are willing to provide volunteer labor for renovations if the City can fund the purchase of supplies and materials. This type of project was successfully completed by the Girls Softball Association at Laguna Middle School. Using \$27,000 from the City the Association constructed a regulation softball field and two interim sites. A capital project of this type could cost over \$100,000 without the volunteer effort.

It is Recommended - That the City fund the supply and material costs of the renovation of the local athletic fields for those organizations who can provide the volunteer labor to complete the projects.

This is viewed as a short term solution and still leaves the programs five fields short to meet the current need.

It is Recommended - That a site be identified for 5 to 7 fields and that the development of the site be considered in a future budget cycle.

PR 11.1.2: Neighborhood Parks

Research indicates that five neighborhood areas do not have access to a neighborhood park that is within walking distance. Community interest has identified that multi-use hard surfaces suitable for inline skating activities such as roller hockey and skateboarding should be included as neighborhood park elements. Staff heard from two neighborhoods in researching the Master Plan.

The residents of the Emerson neighborhood developed specific plans for their park. The plan includes: Children's play area, sand volleyball court, athletic field, basketball courts and a community garden. Some of these elements are in place as part of the Interim Park Plan.

It is Recommended - That Emerson Park be completed in the 1995-97 budget cycle.

Residents from Vista Del Collados indicated that they wished the City land on that street would be developed into a mini park with elements such as a picnic area and playground.

Parks and Recreation Element



It is Recommended - That a mini park be developed on Vista Del Collados.

PR 11.1.3: Gymnasiums

There are over 1,800 individuals in the City who use gymnasiums for City sponsored programs such as: basketball, volleyball and exercise. To meet these needs there is one City gymnasium. Youth teams participating in sports such as basketball must practice outdoors in the winter. The inability to practice indoors keeps many children from participating in the program.

Without assistance from another funding agency it is doubtful that the City could construct a gymnasium that would meet the existing need. Such a facility can cost \$2 to \$3 million dollars. There are available portable floor and court systems that, if placed in existing indoor space, meet the needs at a fraction of the cost.

It is Recommended - That two portable gymnasium floors be purchased and located in indoor space.

The long term solution to the gymnasium shortage, as proposed in the element update, includes: The portable gymnasiums and renovation of other community facilities such as Taylor Gym and the racquetball facility in Johnson Park.

PR 11.1.4: Laguna Lake

City Council approved the Laguna Lake Master Plan in June of 1993. The plan calls for Phase 1 of the development projects to be implemented in the 1995-97 budget cycle.

It is Recommended - That the implementation of the Laguna Lake Master Plan take place.

Figure 1 - Park Acquisition & Implementation Priority

0-4 Years FY '95 - '97	
Renovate all athletic fields in the community that are substandard or unsafe. The City will provide funding for materials with labor provided on a volunteer basis by local youth sports organizations.	\$200,000
Purchase two portable gymnasium floors plus basketball and volleyball apparatus. Floors to be located in warehouse space, rented or donated.	\$60,000
Neighborhood Parks	<u>\$350,000</u>
Emerson Park	\$200,000
Neighborhood Park Improvements	\$100,000
Roller Hockey Surface	\$50,000
Implement Phase I of the Laguna Lake Master Plan	\$200,000
FY '97 - '99	
Neighborhood Park for S. Higuera area	\$1,000,000
Rehabilitate additional joint use fields	\$200,000
Complete Sinsheimer Park Master Plan	\$300,000
Mission Plaza Expansion	\$300,000
Funding to replace major recreation facility	\$100,000/per year
Laguna Lake Phase II	\$400,000

Note

Depending on the result of potential joint use ventures, the major youth athletic complex should be considered for addition to this program.

Figure 1 continues

Parks and Recreation Element

Figure 1 continued:

5 - 10 Years	
Develop a Major youth athletic complex with 5-6 multi-purpose fields (does not include land cost)	\$2,000,000
Mini-park for the upper Johnson Street area	\$300,000
Funding to replace major recreation facilities	\$100,000/ per year
Convert Johnson Park Racquetball Court Building into a Gymnasium	\$500,000
Laguna Lake Park Phase III and IV Development	\$640,000
Downtown Plan Implementation	\$300,000
Senior Center Parking and Building Improvements	\$100,000

****Recommend prioritization at the adoption of the '97 -'99 Financial Plan**



city of san luis obispo

Water and Wastewater Element

July 1996

WW 1.1.3. Self-Yield Amount

The City will obtain water from the municipal treatment of surface and effluent water. The City will also obtain water from the municipal treatment of surface water. The City will also obtain water from the municipal treatment of surface water. The City will also obtain water from the municipal treatment of surface water.

WW 1.1.3. Comments

The amount of water that the City will self yield is determined by the amount of water that the City will self yield. The City will self yield water from the municipal treatment of surface and effluent water. The City will also obtain water from the municipal treatment of surface water. The City will also obtain water from the municipal treatment of surface water. The City will also obtain water from the municipal treatment of surface water.

1.0 SAFE ANNUAL YIELD

1.1 POLICIES

WW 1.1.1: Basis for Planning

The City will plan for future development and for water supplies based on the amount of water which can be supplied each year, under critical drought conditions. This amount, called "safe annual yield," will be formally adopted by the Council. The safe annual yield determination will be revised as significant new information becomes available, and as water sources are gained or lost. The determination will consider a staff analysis, which will recommend an amount based on coordinated use of all water sources. Each change to safe annual yield will be reflected in an amendment of this Plan.



WW 1.1.2: Safe Yield Amount

The City's safe annual yield, from the coordinated operation of Salinas and Whale Rock reservoirs and 500 acre-feet of groundwater, is shown in Table 1. The safe annual yield includes reductions due to siltation at the reservoirs, discussed in more detail in Section 5.0.

WW 1.1.3: Groundwater

- A) The amount of groundwater which the City will rely upon towards safe annual yield is identified in WW Policy 1.1.2. The City will maximize the use of groundwater in conjunction with other available water supplies to maximize the yield and long term reliability of all water resources and to minimize overall costs for meeting urban water demands. The City shall monitor water levels at the well sites to determine whether reduction or cessation of pumping is appropriate when water levels approach historic low levels.

Water and Wastewater Management Element

- B) The City will not compete with local agricultural use of groundwater outside the urban reserve line or damage wildlife habitat through reduced natural stream flows in obtaining long-term sources of water supply.

Table 1 - Safe Annual Yield

Year	Salinas and Whale Rock Reservoirs	Groundwater	Total
2000	7,040 acre feet	500 acre feet	7,540 acre feet
2001	7,030 acre feet	500 acre feet	7,530 acre feet
2002	7,020 acre feet	500 acre feet	7,520 acre feet
2003	7,010 acre feet	500 acre feet	7,510 acre feet
2004	7,000 acre feet	500 acre feet	7,500 acre feet
2005	6,990 acre feet	500 acre feet	7,490 acre feet
2006	6,980 acre feet	500 acre feet	7,480 acre feet
2007	6,970 acre feet	500 acre feet	7,470 acre feet
2008	6,960 acre feet	500 acre feet	7,460 acre feet
2009	6,950 acre feet	500 acre feet	7,450 acre feet

2.0 WATER CONSERVATION

2.1 POLICIES

WW 2.1.1: Long-term Water Efficiency

The City will implement water-efficiency programs which will maintain long-term, per-capita usage at or below the per capita use rate as identified in WW Policy 3.1.2.

WW 2.1.2: Short-term Water Shortages

Short-term mandatory measures, in addition to the long-term programs, will be implemented when the City's water supplies are projected to last three years or less based on projected water consumption, coordinated use of all city water supply sources, and considering the drought pattern on which safe yield is based (or response to other situations which may interrupt supply).


CO 2.1.2

3.0 WATER DEMAND PROJECTIONS

3.1 POLICIES

WW 3.1.1: Basis of Projections

The City will project water requirements, considering long-term conditions and the full range of water uses in the City.

WW 3.1.2: Water Use Rate

The City shall use 145 gallons per person per day (this equates to approximately 0.162 acre-foot per person per year) and the number of City residents to plan total projected future water demand. This quantity will be revised if warranted by long-term water use trends, including differences in the relationship between residential and nonresidential usage. (Throughout this Plan, 145 gallons per person per day is used in computations of future water demand.)

WW 3.1.3: Overall Projected Demand

Applying 145 gallons per person per day to a projected City resident population of about 56,000 at General Plan build-out results in a projected water demand of 9,096 acre-feet per year (excluding demand from the Cal Poly campus, which has separate entitlements).

WW 3.1.4: Present Water Demand

Present water demand shall be calculated by multiplying the water use identified in WW Policy 3.1.2 by the current city population (as determined by the California Department of Finance, Population Research Unit).

4.0 RELIABILITY RESERVE

4.1 POLICY

WW 4.1.1: Reliability Reserve

In seeking and accounting for new water supplies, the City will strive for a “reliability reserve” of 2,000 acre-feet safe annual yield (about 20 percent of projected future water demand at full build-out).

5.0 SILTATION AT SALINAS AND WHALE ROCK RESERVOIRS

5.1 POLICY

WW 5.1.1: Accounting for Siltation

The City shall account for siltation in the adoption of the safe annual yield as identified in Policy 1.1.2. The estimated annual reduction in safe annual yield from Salinas and Whale Rock Reservoirs is 10 acre-feet per year.

6.0 SUPPLEMENTAL WATER REQUIREMENTS

6.1 POLICIES

WW 6.1.1: Supplemental Water Requirement

The City shall develop additional water supplies to meet the projected demand at build-out of the City's General Plan (Figure 1) and to establish the reliability reserve and to offset water yields lost due to siltation (Table 2). The supplemental water supply amount shall be based on the adopted per capita water use figure identified for planning purposes in WW Policy 3.1.2.

Table 2 - Required Safe Annual Yield for General Plan Buildout

Source of Demand	Population	Acre-feet (at 145 gal per day per person)	Percent of Total
Existing (2000) Development	43,027	6,988	76.8%
New Development	12,973	2,107	23.2%
Total	56,000	9,095	100.0%

WW 6.1.2: Supplemental Water Sources

In deciding appropriate sources of supplemental water, the City will evaluate impacts on other users of the water and other environmental impacts, total and unit costs, reliability, water quality, development time, and quantity available.

WW 6.1.3: Paying for Supplemental Water for New Development

The cost for developing new water supplies necessary for new development will be paid by impact fees set at a rate sufficient to cover the annual debt service cost of the new water supplies attributable to new development.

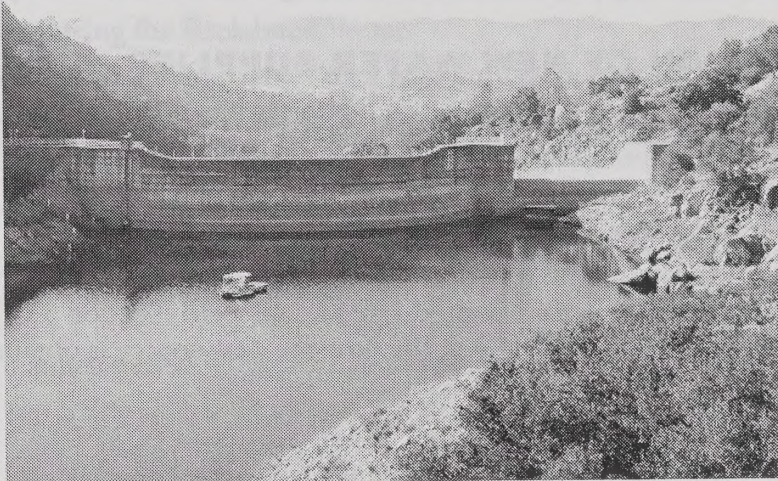


Table 3 - New Water Supply Requirements

Component	Acre-Feet
Required Safe Annual Yield	9,095
Safe Annual Yield as of 2000	7,540
Additional Safe Annual Yield Required (based on per capita water demand ratios)	1,555
Reliability Reserve	2,000
Siltation (2000 to 2005)	250
Total Additional Water Supply Requirement	3,805

7.0 MULTI-SOURCE WATER SUPPLY

7.1 POLICY

WW 7.1.1: Multi-source Water Supply

The City shall continue to develop and use water resources projects to maintain multi-source water supplies, and in this manner, reduce reliance on any one source of water supply and increase its supply options in future droughts or other water supply emergencies.

8.0 ALLOCATION OF NEW WATER SUPPLIES

8.1 POLICIES

WW 8.1.1: Balancing Safe Yield and Overall Demand

When new water sources are obtained, the additional safe yield shall be allocated first to eliminate any deficit between the adopted safe annual yield (Section 1.0) and the present demand as defined in WW Policy 3.1.4 at the time the new source is obtained.

WW 8.1.2: Supplying New Development

- A) The City will determine the water available for allocation based solely on the adopted per capita water use rate (policy 3.1.2) times the current city population. This value is then subtracted from the adopted safe annual yield value to determine the amount of allocation available. Available allocations will be assigned to development in a way that supports balanced growth, consistent with the General Plan. Allocations from a new water supply project shall be considered available at the time project construction is initiated.
- B) Any safe annual yield from new water supply projects beyond that needed to balance safe annual yield and present demand will be allocated (A) one-half to the reliability reserve including compensating for reduced yields due to siltation and (B) one-half to development, subject to the requirements in WW Policy 8.1.3, "Reserve for Intensification and Infill".
- C) Until a determination is made by the City Council that essentially all toilet and showerhead fixtures in the City have been replaced with low flow toilet and showerhead fixtures, projects may be built if the developer makes changes, in facilities served by the City, which will reduce long-term water usage equal to twice the water allocation required for the project.



LU 1.13.1

WW 8.1.3: Reserve for Intensification and Infill Development

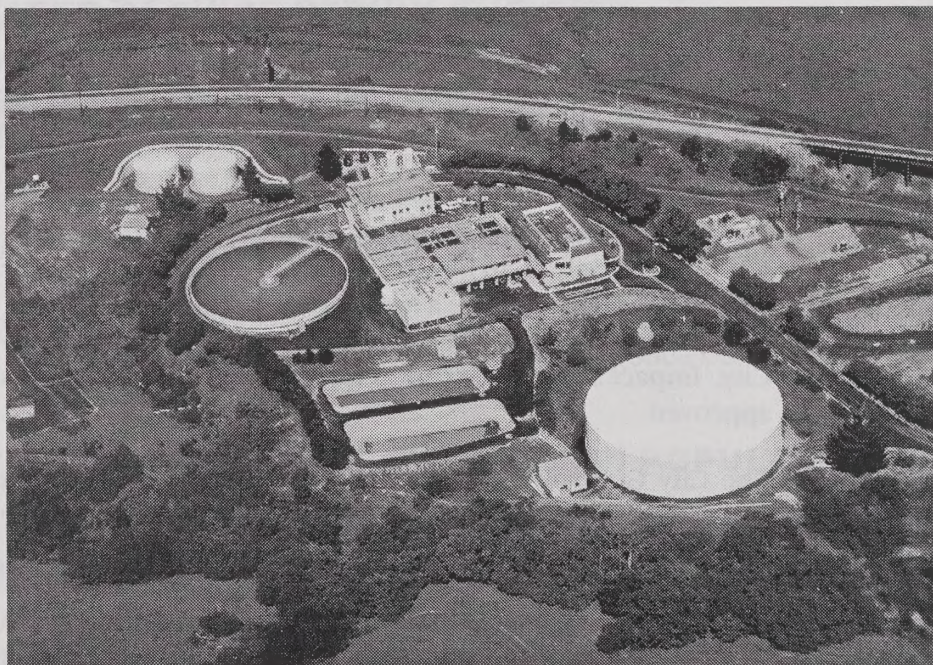
The City will annually update the water available for allocation based on the difference between the adopted safe annual yield (policy 1.1.2) and the present water demand (policy 3.1.4) as part of the annual Water Resources Status Report. One-half of the water available for allocation (not to exceed the total required for infill and intensification), as identified annually in the Water Resources Status Report, will be reserved to serve intensification and infill development within existing City limits as of July 1994.

WW 8.1.4: Accounting for Reclaimed Water

Reclaimed water will be added to the City's safe annual yield consistent with the policies contained within this document for other water supply projects.

WW 8.1.5: Private Water Supplies

When developments are supplied by private groundwater wells, the yield of those wells will not be counted toward the City's safe annual yield. Such yield, however, will result in the demand for City water supplies being lower than it otherwise would be, which may necessitate adjustments of the per capita water usage figure used to estimate overall demand.



9.0 WATER ALLOCATION AND OFFSETS

9.1 POLICIES

WW 9.1.1: Exemptions for Offsets

- A) The City will not allow a project to reduce or eliminate the amount of the required allocation or offset, to the extent that the project is supplied by a private well, with the following exceptions:
 - 1) The City may reduce the amount of the required water allocation, to the extent that the project is supplied by a private well serving non-potable water needs (such as irrigation) which will not significantly affect the yield of City wells. Such a well may be operated by the owner of the property containing the well only for the owner's use. As an exemption, the City may allow a well to supply landscape irrigation on more than one parcel if the irrigation is:
 - a) for the common area of a condominium complex or other developments with similar common areas as approved by the Utilities Director, and the well and irrigation system are under the control of an owners' association; or
 - b) in a single commercial development, and the well and irrigation system are subject to a recorded agreement among parcel owners which is acceptable to the Utilities Director and City Attorney, and which establishes responsibilities for operation and maintenance of the common facilities and areas served by the well.
 - 2) When an allocation or potential offset is not available, a well may be allowed to eliminate the required offset for potable water needs only as an interim source until a new City water source is available. Once a new source becomes available, the project will be required to acquire an allocation from the City. Impact fees will be due at the time the development is approved.
 - 3) The City Council approves the well proposal as part of a specific land development project approval, and the proposed well system meets all City standards; and
 - 4) A qualified, independent, hydrological investigation demonstrates that the well(s) reliably can provide sufficient quality and quantity of water for the proposed land development project and will not impact the yields from City wells.

WW 9.1.2: Basis for Allocations and Offsets

Required allocations and offsets will be based on long-term usage for each type of development. (These use and offset factors will be determined and published by the City, and may be revised, as warranted, by new information.)

10.0 RECLAIMED WATER

10.1 POLICIES

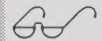
WW 10.1.1: Reclaimed Water Quality

The City will produce high quality reclaimed water, suitable for a wide range of non-potable uses.

WW 10.1.2: Uses of Reclaimed Water

The City will make available reclaimed water to substitute for existing potable water uses as allowed by law and to supply new nonpotable uses.

When deemed appropriate by the Utilities Director, new development shall be equipped with dual plumbing to maximize the use of reclaimed water for non-potable uses.



LU 7.10
OS 12.3.6B

11.0 WATER SERVICE WITHIN THE CITY

11.1 POLICY

WW 11.1.1: Water Service within the City

A) The City will be the only purveyor of water within the City.

B) Appropriate use of privately owned wells may be allowed with the approval of the Utilities Director consistent with policies 8.1.5 and 9.1.1.

12.0 WASTEWATER SERVICE AREA AND POPULATION

12.1 POLICIES

WW 12.1.1: Service Area

The current wastewater service area is the incorporated area of the City. The City shall provide wastewater service adequate for existing uses and new development pursuant to the Land Use Element for all areas within the City limits.



LU 1.6.1
LU 1.13.1

WW 12.1.2: Urban Reserve Line

The urban reserve line (the outer limit to urban development) includes areas which the City may annex in the future. Wastewater service adequate for potential uses allowed by the Land Use Element (including hillside planning provisions) shall be provided for all areas within the urban reserve line.

WW 12.1.3: Service Outside the City Limit

To receive city wastewater service, areas must be annexed to the City. The city will not provide wastewater service for areas outside the city limit, except for:

- A) Customers which have prior agreements.
- B) Uses which are consistent with the general plan and which are located on areas of less than one acre, which are surrounded on at least three sides by areas that are already served.

WW 12.1.4: Areas Outside the Urban Reserve Line

The City will not provide wastewater service to areas outside the urban reserve line. (p23, 12.1D)

WW 12.1.5: Special Districts

Special districts should not provide wastewater service within the City's planning area (the San Luis Obispo Creek watershed above Davenport Creek) to uses inconsistent with the city's general plan.

WW 12.1.6: Wastewater Collection and Treatment

The City's wastewater collection and treatment systems must be able to support population and related service demands consistent with general-plan objectives. These basic objectives are stated in the Land Use Element (growth management) and in the Housing Element.

WW 12.1.7: Annexation Criteria

The City will not annex an area unless it can meet the wastewater treatment needs of the area to be annexed, in addition to the wastewater treatment requirements for all development, consistent with the Land Use Element, within the city including the annexed area. The only exceptions to this policy are:

- A) Areas which have prior agreements for wastewater service.
- B) Minor infill parcels within areas which have prior agreements for wastewater service, as provided in WW Policy 12.1.3.

12.2 PROGRAMS

WW 12.2.1: Updates

The City will update this element's service area description and population projections as needed and in concert with any amendments to the Land Use Element.

WW 12.2.2: Projections of Requirements

The City will refine this element's projections of wastewater treatment requirements on the basis of wastewater flows from specific land use categories and the likely development of those categories as provided in the Land Use Element.

WW 12.2.3: Expand Capacity

The City will expand the capacity of the wastewater treatment plant to provide adequate treatment for projected wastewater flows.

13.0 WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL

13.1 POLICIES

WW 13.1.1: Stormwater Infiltration

The City will minimize stormwater infiltration into the sewer system.

WW 13.1.2: System Maintenance

The City will minimize damage to the wastewater collection and treatment systems by preventing discharge of materials that are toxic or which would obstruct flows.

WW 13.1.3: Wastewater Treatment Demand

The City will manage wastewater treatment demand to assure that it can provide a high level of wastewater service.

WW 13.1.4: Treatment and Disposal Methods

The City will pursue treatment and disposal methods which, to the maximum extent feasible, provide for further beneficial use of wastewater and allow beneficial uses of land or water receiving the effluent.

WW 13.1.5: Treatment Providers

The City will be the only provider of public wastewater treatment within the city (but on-site pre-treatment of wastewater to meet city standards may be required).



EC 1.3.13
EC 1.3.16

WW 13.1.6: Energy Use

Wastewater operations will minimize energy use and will incorporate cost-effective energy recovery or production facilities.

13.2 PROGRAMS

WW 13.2.1: Reducing Stormwater Infiltration

The City will continue to investigate and carryout cost-effective methods for reducing stormwater flows into the wastewater system.

WW 13.2.2: Standards

The City will update and enforce its standards for the quality of wastewater discharged to the system.

WW 13.2.3: Evaluate Proposed Projects

The City will continue to evaluate the potential for the wastewater flows of a proposed project to exceed the capacity of collection and treatment systems.

WW 13.2.4: Federal and State Water Quality Standards

The City will change its treatment and disposal practices in an attempt to meet Federal and State water-quality standards. The first step will be adoption of the Wastewater Management Plan and completion of pre-design technical reports that will describe a specific strategy for treatment and disposal. Any additional required environmental review would be integrated with the pre-design work. Then, plans and specifications, and a budget, for the construction project would be prepared. The timing of these steps will be worked out in collaboration with the Regional Water Quality Control Board.

14.0 Wastewater Revenues and Financing

14.1 POLICY

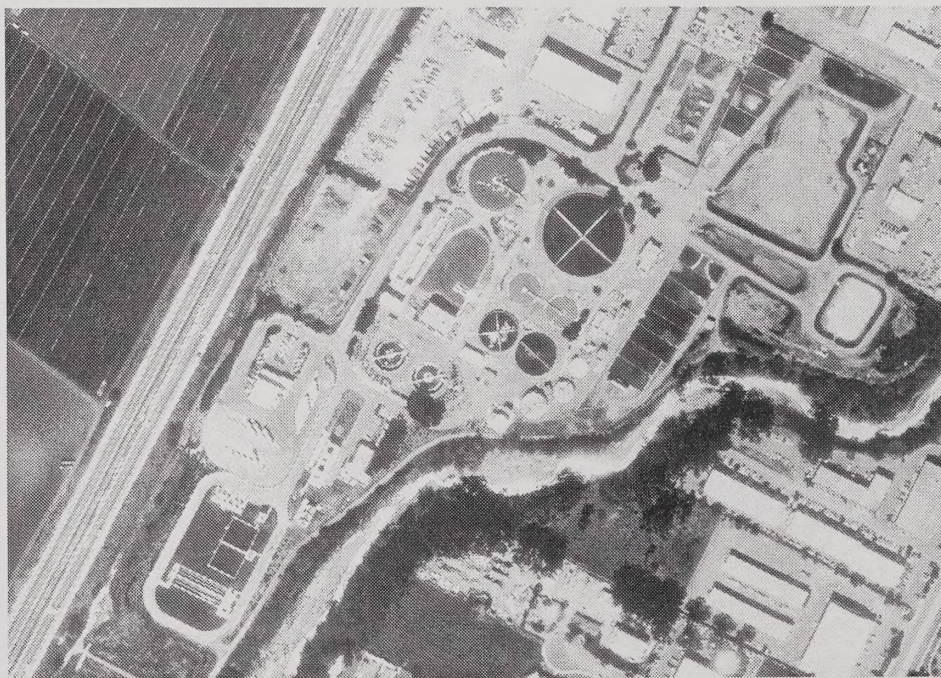
WW 14.1.1: Enterprise Activity

The City's wastewater system will be operated as an enterprise activity, with costs to be borne by wastewater fees and charges. Costs of operating, maintaining, and replacing the wastewater system will be borne by all customers. Some portion of the costs of making major decisions about the wastewater systems —such as evaluating changes to citywide collection and treatment— may be borne by the whole community. Costs of expanding treatment capacity and extending the collection system to serve new development shall be borne by those making new connections to the system, in proportion to expected wastewater flows. The city will seek any state or federal grants which may be available to fund sewer system improvements. Programs to fund wastewater projects should be consistent with the growth management policies of the general plan.

14.2 PROGRAM

WW 14.2.1: Revise Schedule and Charges

The City will periodically revise its schedule of charges for wastewater service. The city will prepare a development fee schedule to fund expansion of collection and treatment facilities.





city of san luis obispo

Glossary

Accessory structure is a structure that is clearly subordinate or incidental and directly related to the primary structure.

Active fault - One that has moved in recent geologic time and which is likely to move again in the relatively near future. Definitions for planning purposes extend on the order of 10,000 years or more back and 100 years or more forward.

Active recreation means recreation facilities typical of urban parks, including play fields (such as soccer or softball), school fields, community centers, tennis courts, picnic areas (group and individual), golf courses and golf-related facilities, recreation resorts, and similar facilities.

Active trail corridor is a pedestrian or bicycle trail that typically is (1) used for commuting purposes (provides direct access from school or work and residences), (2) located in an urban area, (3) paved with an all weather surface, and (4) utilized by a significant segment of the City population.

Agricultural buffer is an undeveloped area which separates urban uses and associated development (such as parking lots) from agriculture or lands zoned agriculture. Agricultural buffers shall: (1) be established by the Agricultural Commissioners Office and the lead agency reviewing the project; (2) provided within the proposed urban development versus on the adjoining agricultural land; (3) maintained in open space in perpetuity (by easement or by fee ownership); (4) a sufficient width to protect agriculture from the impacts of adjacent development and to mitigate against the effects of agricultural operations on adjacent urban land uses; (5) designated and credited as open space; and (6) used only for passive recreational activities or agricultural uses, provided such use(s) will not interfere with adjacent agricultural practices.

Agricultural lands are lands that are viable for agriculture or designated by the County Land Use Ordinance with a zoning or general plan designation of agriculture.

Agriculture is the use of land for the production of food or fiber, or both, including (1) the growing of crops, or (2) the grazing of animals on naturally prime pasture or improved pasture land, or both (1) and (2).

Alluvial - Pertaining to or composed of alluvium, or deposited by a stream or running water. (AGI, 1972)

Alluvium - A general term for clay, silt, sand, gravel, or similar unconsolidated detrital material deposited during comparatively recent geologic time by a stream or other body of running water as a sorted or semisorted sediment in the bed of the stream or on its flood plain or delta, or as a cone or fan at the base of a mountain slope. (AGI, 1972)

Glossary

Amplification - Elaboration; augmentation; addition (Webster). As used herein, nearsurface amplification is the augmentation of wave amplitude resulting from the change in physical properties in near-surface layers.

Amplitude - The extent of the swing of a vibrating body on each side of the mean position. (Webster)

Annexation is the extension of the City limits, to increase the area which is subject to City laws and, sometimes, eligible for City utilities and services. Annexations are acted on by the Local Agency Formation Commission, according to procedures and standards in State law. This commission is made up of two members of the County Board of Supervisors, two members of councils of the cities within the County, and a public member.

Aquatic ecosystems are biological communities that have developed in and around creeks, Laguna Lake, floodplains, marshes, wetlands, serpentine seeps, and springs.

Arterial street is a major road connecting different areas of the City with each other and with highways. Driveway access is usually limited. (See also the Circulation Element.)

A-weighted sound level is the sound level obtained by using an A-weighting filter for a sound level meter. All sound levels referred to in the policies are in A-weighted decibels (abbreviated "dBA"). A-weighting de-emphasizes the very low and very high frequencies (itches) of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Block glide - A translational landslide in which the slide mass remains essentially intact, moving outward and downward as a unit, most often along a preexisting plane of weakness such as bedding, foliation, joints, faults, etc. (AGI, 1972)

Building intensity is a measure of the amount of floor space in relation to site area. It is expressed as the ratio of gross building floor area to site area. For example, where a ratio of 1.0 is allowed, building floor area can equal site area. In this example, a one-story building could cover all of the site (except any required setbacks), a two-story building could cover one-half the site, or a three-story building could cover one-third of the site. (See also "density.")

Build-out means substantial completion of the maximum development allowed by the Land Use Element within the urban area.

Business park is a master-planned, campus-like setting for research-and-development or light-manufacturing industries.

Candidate species are taxa the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (F&G) are considering for listing as endangered or threatened species.

City Limits includes that land within the corporate limits of San Luis Obispo where the City has jurisdiction.

Civic center is a part of downtown where certain types of City and County government offices are to be concentrated.

Clustering means grouping allowed development on a small area of the site, with the remainder of the property protected as agriculture or open space. See the City's Land Use Element for clustering densities.

CNPS means the California Native Plant Society.

Cohension - Shear strength in a sediment not related to interparticle friction. (AGI, 1972)

Collector street is a street serving a neighborhood or subarea of the City, usually having only two lanes. See also the Circulation Element.

Colluvium - (a) A general term applied to any loose, heterogenous, and incoherent mass of soil, material or rock fragments deposited chiefly by mass-wasting, usually at the base of a steep slope or cliff. (b) Alluvium deposited by unconcentrated surface runoff or sheet erosion, usually at the base of a slope. (AGI, 1972)

Commercial core is the part of downtown's commercial area where buildings generally cover whole parcels and there is little or no on-site parking.

Community noise equivalent level, abbreviated "CNEL," is the equivalent energy (or energy average) sound level during a 24-hour day, obtained by adding approximately five decibels to sound levels from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels between 10:00 p.m. and 7:00 a.m. CNEL is generally computed for annual average conditions.

Compaction - Reduction in bulk volume or thickness of, or the pore space within, a body of finegrained sediments in response to the increasing weight of overlying material that is continually being deposited, or to the pressure resulting from earth movements within the crust. It is expressed as a decrease in porosity brought about by a tighter packing of the sediment particles. (AGI, 1972)

Consolidated material - Soil or rocks that have become firm as a result of compaction.

Glossary

Creek alterations means changes to a creek corridor which involve hard bank stabilization (such as gabions, paving, rocks, and walls), realignment, paving, significant removal of riparian vegetation, and similar creek modifications. Creek restoration is not considered creek alterations.

Creek corridor is that area of the creek between physical top of bank on one side of the creek and physical top of bank on the other side of the creek, or the area between the outer edge of the riparian vegetation on one side of the creek to the outer edge of the riparian vegetation on the other side of the creek (whichever is greater).

Creek is a waterway or portion of a waterway so designated on the Open Space Element "Creek Map," or other source as defined in the Open Space Element; creek includes a natural watercourse or altered natural watercourse where water flows in a definite channel, with a bed and banks.

Creek maintenance means work within a creek corridor that involves the trimming of vegetation, the use of herbicides or pesticides, removing debris or trash, removing vegetation necessary to maintain flood control, or similar maintenance activities. Projects that involve creek alterations should not be considered creek maintenance.

Creek restoration is the process of restoring a creek to a more natural condition. Restoration includes planting native riparian vegetation, removing wildlife barriers, providing fish ladders, removing debris and trash, removing invasive non-native creek species, grading and changes to the creek associated with creek restoration work, and other similar activities. Creek restoration is not considered development.

Creek setback means the minimum distance that development must be located from a creek's physical top of bank or the outer edge of the riparian vegetation (whichever is greater). See Figure 6. An adequate creek setback should allow for future natural changes that may occur within the creek corridor, and extend beyond the storm design capacity of a creek.

Critical damping - Damping to the point at which the displaced mass just returns to its original position without oscillation (AGI, 1972)

Damping - The resistance to vibration that causes a decay of motion with time or distance, e.g. the diminishing amplitude of an oscillation. (AGI, 1972)

Day/night average sound level, abbreviated " L_{dn} ," is the equivalent energy (or energy average) sound level during a 24-hour day, obtained by adding ten decibels to sound levels between 10:00 p.m. and 7:00 a.m. The L_{dn} is generally computed for annual average conditions.

Decibel, abbreviated "dB," is a measure of sound, which people perceive as loudness. Technically, decibel is a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Density describes how many things of a certain kind occupy an area of land. Density is often expressed as the number of residents, dwellings, or employees per acre. In this element, it means the maximum number of dwellings per acre that may be allowed. (See also "building intensity.")

Development limit line is a boundary, inside the urban reserve, between land to remain open and land which can be developed. It has been applied to certain hillsides.

Development means the erection of structures (including agricultural buildings and accessory structures such as decks and spas), the associated grading, vegetation removal, and paving associated with structures, the subdivision of land, mining, excavation, and drilling operations. Where creeks, wetlands, unique resources, sensitive habitat, and historical resources occur on-site or may be affected, development also includes agricultural uses (such as tilling the soil, grazing, agricultural grading, and similar uses) as well as grading (greater than 50 cubic yards), paving, and vegetation removal (the removal of a tree or riparian vegetation such that a major portion of a creek bank is exposed) whether such activities are associated with a structure or independent of a structure. Enhancement or restoration of a natural resource is not considered development.

Development plan is a plan for development of a certain site which has been rezoned under the "planned development" section of the City's Zoning Regulations. A development plan shows land uses, roads, utilities, building outlines, and development timing in more detail than the general plan, but not so precisely as construction plans.

Displacement (Geological) - The relative movement of the two sides of a fault, measured in any chosen direction; also, the specific amount of such movement. Displacement in an apparently lateral direction includes strike-slip and strike separation; displacement in an apparently vertical direction includes dip-slip and dip separation. (AGI, 1972)

Downtown is the central part of the City, generally bounded by Highway 101, the railroad, and High Street, including the commercial core and historic residential neighborhoods.

Endangered species are any taxa in danger of extinction throughout all or a significant portion of their range as identified by the U.S. Fish and Wildlife Service (USFWS) or the California Department of Fish and Game (F&G).

Epicenter - That point on the Earth's surface which is directly above the focus of an earthquake. (AGI, 1972)

Glossary

Equivalent sound level, abbreviated “L_{eq},” is the constant or single sound level containing the same total energy as a time-varying sound, over a certain time. For example, if 64 dB is measured for 10 minutes, 68 dB is measured for 20 minutes, and 73 dB is measured for 30 minutes, the 1-hour L_{eq} is about 71 dB. The L_{eq} is typically computed over one, eight, or 24-hour sample periods.

Expansion areas are places that the City has decided will be appropriate for urban development, generally next to and extending beyond the City limits at the time the plan was adopted. The relatively large major expansion areas are shown and named on the plan map. Some smaller expansion areas are also shown; others may be designated as the City identifies additional places which meet certain standards that make them appropriate for urban development.

Fault - A surface or zone of rock fracture along which there has been displacement, from a few centimeters to a few kilometers in scale. (AGI, 1972)

Fault surface - In a fault, the surface along which displacement has occurred. (AGI, 1972)

Fault system - Two or more interconnecting fault sets. (AGI, 1972)

Fault zone - A fault zone is expressed as a zone of numerous small fractures or by breccia or fault gouge. A fault zone may be as wide as hundreds of meters. (AGI, 1972)

Flood prone means subject to a general and temporary condition of partial or complete inundation of normally dry land from: (1) overflow of inland waters; and/or (2) the unusual and rapid accumulation of runoff of surface waters from any source. Flood prone areas are areas within the 100 year flood plain (zones A and B on FEMA maps), but also include areas in which standing water may accumulate after a relatively short rain or flood due to other sources of water such as runoff from nearby land uses caused by inadequate local drainage facilities.

Focus (Seismic) - that point within the Earth which is the center of an earthquake and the origin of its elastic waves. Syn: hypocenter; seismic focus; centrum (see Introduction). (AGI, 1972)

Gateways shall mean portions of the following roadways which are located within the greenbelt: Highway 101 (excluding off-ramps and on-ramps), Broad Street (Highway 227), Los Osos Valley Road, Highway 1, South Higuera Street, and Orcutt Road.

General Retail is a commercial land-use category which includes specialty stores as well as department stores, restaurants, and some services such as banks.

Grassland community is a community of plants of varying size, physical structure, abundance, distribution, and taxonomic affinities typically dominated by herbacious species but also consisting of grasses and forbs introduced during the Spanish colonial period and a mixture of native California grasses and forbs. Grassland communities provide adequate cover, range, and food products for the plants and animals that typically live in the Valley Grassland Communities that can be found in Central California, the interior valleys of the Coast Ranges, and along the coast of central and southern California. Grassland communities within the City's planning area typically contain many of the following native perennial grasses:

Koeleria macrantha	Melica californica
M. imperfecta	M. torreyana
Nassella (Stipa) pulchra	N. (Stipa) lepida
N. (Stipa) cernua	Poa secunda
Junegrass	California melic gras
Melic gras	Torrey's melic grass
Purple needlegrass	Slender needlegrass
Nodding needlegrass	Perennial bluegrass

Greenbelt is land area surrounding the City's Urban Reserve Line (as depicted on the Greenbelt Map). The greenbelt generally includes the northern part of the watershed for San Luis Obispo Creek. The greenbelt may consist of private and public property composed of (1) open space area that is preserved to define the limit to urban growth, (2) open space area utilized to protect community and natural resources, (3) agricultural lands and associated agricultural uses, and (4) rural lands and recreation. A greenbelt functions to preclude adjacent urban communities from merging together by maintaining urban growth in designated urban areas.

Ground response - A general term referring to the response of earth materials to the passage of earthquake vibration. it may be expressed in general terms (maximum acceleration, dominant period, etc.), or as a ground-motion spectrum.

Habitat buffer is an area around a sensitive habitat or unique resource that protects the resource from development or associated impacts of development. A habitat buffer should: (1) be located between sensitive habitat or unique resources and proposed, existing, or potential development; (2) be a sufficient width and size to protect the species most sensitive to development disturbances and to compensate for project impacts; and (3) be designed to complement the habitat value associated with the sensitive habitat or unique resource and to protect such resource(s).

Hazards include landslides and soil creep, flooding, potentially active or active earthquake faults, liquefaction areas, wildland fires, and dangers associated with locating too near to an airport (aircraft crashes).

Health-Care area is a district on Johnson Avenue where County and related private health-care facilities are to be located.

Glossary

High-Density Residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Hillside planning areas are places at the City's edges where a relatively precise boundary between potential development areas and open space has been drawn, and where special development standards apply.

Historical resources are places, buildings, or artifacts which represent periods in local history.

Hypocenter - See focus.

Impulsive noise is a noise of short duration, usually less than one second, such as a hammer blow.

Infill is development on vacant sites which are essentially surrounded by urban development, and inside the city limits existing when this element was adopted.

Intensity (earthquake) - A measure of the effects of an earthquake at a particular place on human and/or structures. The intensity at a point depends not only upon the strength of the earthquake, or the earthquake magnitude, but also upon the distance from the point to the epicenter and the local geology at the point. (AGI, 1972)

Interim Open Space is a land-use category for areas which may be suitable for development someday but which should be kept open until certain constraints to development are overcome.

Isoseismal line - A line connecting points on the Earth's surface at which earthquake intensity is the same. It is usually a closed curve around the epicenter. Syn: isoseism; isoseismic line; isoseismal. (AGI, 1972)

Liquefaction - A sudden large decrease in the shearing resistance of a cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure. (AGI, 1972)

Local street is a street providing access to all or part of a neighborhood, and not carrying through traffic. See also the Circulation Element.

Low-Density Residential is a land-use category for dwellings that provide a sense of individual identity and neighborhood cohesion for the households occupying them, generally detached, one- or two-story buildings, with private outdoor space separating them from neighboring dwellings, and other uses which are supportive of and compatible with these dwellings.

Macroseismic data - Used herein to describe instrumentally recorded earthquakes generally in the range of Richter magnitude 3.0 or more. (This use differs from the AGI definition of "macroseismic observations").

Magnitude (earthquake) - A measure of the strength of an earthquake or the strain energy released by it, as determined by seismographic observations. As defined by Richter, it is the logarithm, to the base 10, of the amplitude in microns of the largest trade deflection that would be observed on a standard torsion seismograph (static magnification - 2800; period = 0.8 sec; damping constant 0.8) at a distance of 100 kilometers from the epicenter. (AGI, 1972)

Management plan is a document prepared by the City or a City designated representative which specifies the care and management of specific open space sites. This plan outlines resources existing on the site, resource preservation, allowed recreational uses, and other similar programs.

Medium-Density Residential is a land-use category for dwellings that provide a sense of individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low-Density Residential. Such dwellings are generally one- or two-story detached buildings on small lots, or attached dwellings, with some private outdoor space for each dwelling. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted.

Medium-high-density residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Microseismic data - Used herein to describe instrumentally recorded earthquakes generally in the range of Richter magnitude 3.0 or less. (This use is consistent with the AGI definition of microseism and microseismometer, but is more restricted than their definition of microseismic data).

Mitigation banking is a method of resource or habitat protection. It is a method for compensating for unavoidable impacts of development. It involves a public or private entity creating, restoring, or preserving fish, plant, and wildlife habitats in advance of an anticipated need for actual mitigation. When habitat areas are created a credit is created. When unavoidable impacts occur to habitat or a resource as a result of development, the developer (whether public or private) may utilize an existing credit created from previous successful habitat restoration, create an additional bank area, or pay a mitigation fee (as specified by the City).

Mitigation fee is a fee paid to mitigate development impacts to creek, sensitive habitat, unique resource, or similar resources. This fee is paid to protect existing resources or buy land for the future protection of resources or habitat.

Glossary

Mitigation Monitoring Plan is a plan and program to insure the proper implementation of mitigation measures identified in an environmental impact report or negative declaration with mitigation. It typically involves a monitoring and reporting process to document the implementation of all mitigation measures.

Mitigation Plan is a plan which provides for wetland mitigation and long-term preservation.

Morros is a chain of ancient volcanic peaks extending from Islay Hill to Morro Rock. These peaks occupy a stretch of land approximately 12 miles long running in an east-west direction from the City of San Luis Obispo to the seashore of Morro Bay. The Morros include the following peaks: Islay Hill, Mine Hill, Terrace Hill, Cerro San Luis, Bishop Peak, Chumash Peak, Cerro Romualdo, Hollister Peak, Cerro Cabrillo, Black Hill, and Morro Rock.

Native plants are those plant species present in California before the arrival of European explorers/settlers.

Natural creek alterations are methods of creek modifications or creek bank stabilization which provide for native riparian vegetation along the creek bank, shading of the creek's flow line, and habitat area within the creek corridor. Natural creek alterations should not impede fish or wildlife migration, and should maintain or increase biological and aesthetic resources within the creek.

Natural creek corridor is a creek which has earthen or undisturbed rock banks, diverse riparian vegetation, creek habitat common to the San Luis Obispo area, and may include meanders typical for that age creek.

Natural period - The period at which maximum response of a system occurs. The inverse of resonant frequency.

Natural state means similar to how it would be found in nature (not altered appreciably by humans). Providing a natural state on a hillside or creek is to provide plants typical to that resource. Within a creek or wetland, an essentially natural state would allow some non-riparian vegetation (which is or would not negatively impact that resource) to remain or be planted.

Neighborhood Commercial is a commercial land-use category for businesses which primarily meet the frequent shopping demands of people who live nearby, such as supermarkets and drug stores.

New development means projects requiring land use or building permits, but excluding remodeling or additions to existing structures.

Noise exposure contours are lines drawn around a noise source, indicating constant levels of noise exposure.

Noise level reduction, abbreviated "NLR," is the arithmetic difference between the levels of sound outside and inside a building, measured in decibels. For example, if the sound level outside a house is 70 dB and the level inside a room of the house is 45 dB, the NLR is 25 dB ($70 - 45 = 25$).

Noise-sensitive land use means: residential land uses; hotels, motels, bed-and-breakfast inns, or hostels; schools; libraries; churches; hospitals and nursing homes; playgrounds and parks; theaters, auditoriums, and music halls; museums; meeting halls and convention facilities; professional offices; and, similar uses as determined by the Community Development Director.

Normal fault - A fault in which the hanging wall appears to have moved downward relative to the footwall. The angle of the fault is usually 45-90 degrees. This is dip-separation, but there may or may not be dip-slip. (AGI, 1972)

Office is a land-use category for professional and financial services, and related, supporting businesses.

Old Town means the part of downtown which includes the residential areas around the commercial core, where most original houses were built before 1940.

Open Space is land or water area which remains in a predominantly natural or undeveloped state, and is generally free of structures. Such lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. Open spaces may consist of small portions of a parcel or large tracts of land. Such lands may include farming and grazing; creeks, marshes, watershed and floodplains; scenic resources; plant and animal habitat; historic and archaeological resources; and passive recreation areas.

Outdoor activity areas are: patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings, and other areas commonly used for outdoor activities and recreation.

Outer Planning Area is the land outside the City's greenbelt but within the County's designated perimeter of the Planning Area.

Park is a land-use category for publicly owned parks.

Passive recreation means low-impact activities such as hiking, bird-watching, nature photography, trails, nature study, viewing stations, interpretive areas, and similar uses.

Glossary

Perennial creeks are creeks that flow at least six months of the year. On the Creek Map and on U.S.G.S. 7.5 Minute quadrangles, perennial creeks are designated as a solid blue line.

Physical top of bank means where the more eroded natural creek slope or the slope resulting from a creek alteration flattens to conform with the terrain not cut by water flow within the creek channel. If the bank is terraced, the highest step is the top of bank, not any intermediate step. In some cases where the top of bank is not apparent, the top of bank on the other side of the creek, the extent of riparian vegetation, and the 100-year flood line (among other variables) will determine the top of bank location.

Planning area is the land within the city limits where the City can control development as well as the area outside the City limits where the City is particularly concerned with land use.

Practicable alternative shall mean (1) the project's basic purpose could still be accomplished either through a redesign or a reduction in massing, scale, or density, or (2) if changes are required to the project's design, scale, or density, reasonable use of the subject property could still occur. Reasonable use of the property in the case of new development may include less development than indicated by zoning. In the case of additional development on an already developed site, reasonable development may mean that no additional development is reasonable considering site constraints and the existing development's scale, design, or density.

Predominant period - The period of the acceleration, velocity or displacement which predominates in a complex vibratory motion. In the analysis of earthquake vibrations, predominant period is normally the period of the maximum amplitude of the acceleration spectrum.

Prime agricultural land means land which the U.S. Soil Conservation Service considers to be Class I or Class II. These soils have few or no limitations for growing crops due to slope, depth, texture, drainage, or inherent fertility.

Prime farmland is the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It must either be used for producing food or fiber or be available for these uses. It has the soil quality, length of growing season, and moisture supply needed to economically produce a sustained high yield crops when it is managed properly. Prime farmland commonly has an adequate and dependable supply of moisture from precipitation or irrigation (as defined by the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of San Luis Obispo, CA, 1984).

Programs are actions which the City intends to take in pursuit of its goals and policies.

Proposed endangered and threatened species are those taxa for which a proposed regulation has been published in the Federal Register, but not a final rule.

Public is a land-use category for government facilities, such as schools, offices, meeting rooms, police and fire stations, and maintenance yards.

Rare species are taxa not necessarily threatened with extinction, but which occur in such small numbers that they may become endangered if their environment worsens.

Recreation is a land-use category for publicly or privately owned recreation facilities, either outdoors or buildings within a park-like setting.

Region generally means San Luis Obispo County.

Residential Neighborhood is a designation for the major residential expansion areas shown on the General Plan Land Use Map, which are to include a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and shopping and services to meet the daily demands of neighborhood residents.

Residential/Office is a potential land-use category for downtown neighborhoods which have started to make the transition from residential to office uses, where the City wants to assure that housing is protected or replaced as office development occurs.

Resilient channel, or resilient clip, is a metal device that allows indirect attachment of an interior wall or ceiling surface to a framing member. Resilient channels reduce sound transmission through walls or ceilings.

Response spectra - An array of the response characteristics of a structure or structures ordered according to period or frequency. The structures are normally single-degree-of-freedom oscillators, and the characteristics may be displacement, velocity or acceleration.

Restoration is the process of returning a resource to a more natural state. Restoration includes planting vegetation native to that area, removing wildlife barriers, removing debris and trash, removing invasive non-native plant species, and other similar activities. Restoration is not considered development.

Riparian means characteristic of creeks or their edges.

Riparian vegetation means vegetation and habitat characteristic of creeks or their edge.

Rural commercial is an intensity of land-use in the airport area. Rural commercial includes farming as well as businesses which need a lot of space, which can be supported by on-site water supply and waste disposal rather than City water and sewer service, and which do not concentrate substantial numbers of employees or customers.

Glossary

Rural Residential is a land-use category for one or fewer dwellings per ten acres, where City water and sewer services are not available.

Scenic resources are resources having high aesthetic qualities, such as hills and mountains; creeks and other wetland resources; sensitive habitat and unique resources; and agricultural lands that contain grazing or cropland.

Seiche - All standing waves on any body of water whose period is determined by resonant characteristics of the containing basin as controlled by its physical dimensions. (U.S. Geol. Survey Prof. Paper 544-E).

Seismic seiche - Standing waves set up on rivers, reservoirs, ponds and lakes at the time of passage of seismic waves from an earthquake (U.S. Geol. Survey Prof. Paper 544-E)

Sensitive habitat refers to a City classification which includes plants or animals: (1) listed by the U.S. Fish and Wildlife Service (USFWS) or by California Department of Fish and Game (F&G) as endangered or threatened, or proposed endangered or threatened, (2) listed by USFWS as a FC1 species (see Table 1 or 2), (3) listed by CNPS as List 1A, List 1B, or List 2 (see Table 1 or 2), (4) species not listed by USFWS, F&G, or CNPS but can be shown to meet the criteria of endangered (consistent with CEQA section 15380), or (5) or habitat area required to support the species listed in 1 through 4.

Services and Manufacturing is a land-use category including repair and maintenance services, retailing of items such as vehicles and building materials, and light manufacturing.

Shear - A strain resulting from stresses that cause or tend to cause contiguous parts of a body to slide relatively to each other in a direction parallel to their plane of contact; specifically, the ratio of the relative displacement of these parts to the distance between them. (AGI, 1972)

Shear wave or S-wave - That type of seismic body wave which is propagated by a shearing motion of material so that there is oscillation perpendicular to that direction of propagation. It does not travel through liquids. (AGI, 1972)

Significant means a substantial, or potentially substantial, adverse change in the environment (as defined by the California Environmental Quality Act [CEQA]).

Significant wetland means those wetlands that are important because of their uniqueness or because they provide habitat for rare, endangered, or threatened plants or animals.

Slip - On a fault, the actual relative displacement along the fault plane of two formerly adjacent points on either side of the fault. Slip is three dimensional, whereas separation is two dimensional. (AGI, 1972)

Small residential care facility means a home for not more than six people who need supervision or help with daily activities.

Social services area is a district on South Higuera Street near Prado Road where government agencies providing income-maintenance and employment services are to be located.

Sound transmission class, abbreviated "STC," is a single-number rating of the amount of noise reduction provided by a window, door, or other building component. The higher the STC rating, the more effective the component will be in reducing noise. Windows and doors having a minimum STC rating are sometimes required to ensure that a building facade will achieve a minimum Noise Level Reduction (NLR). However, STC ratings cannot be subtracted from exterior noise exposure values to determine interior noise exposure values.

Special design areas are sites where the general plan anticipates a broader range or mix of uses than would be allowed by the named land-use categories, and where those uses can be developed only as part of a development plan which solves certain problems.

Specialty store is one which offers a limited range of typically small consumer items to a wide market area, such as a shoe store, book store, or tobacco shop.

Species of special concern are plants or animals, or communities of plants or animals, which are not rare on a state scale, but are found in limited locations around the City of San Luis Obispo or within San Luis Obispo County as identified by the California Department of Fish and Game. Plant and animal communities of special concern include such resources as coastal sage scrub, oak woodlands, and serpentine endemics.

Specific plan is a document adopted by the City to show land uses, roads, utilities, other public facilities, and development timing in more detail than the general plan, but not so precisely as subdivision maps or construction plans.

Stationary noise source is any noise source not preempted from local control by Federal or State regulations. Examples of such sources include industrial and commercial facilities, and vehicle movements on private property (such as parking lots, truck terminals, or auto race tracks).

Stream - see the definition for creek.

Glossary

Strike-slip fault - A fault, the actual movement of which is parallel to the strike (trend) of the fault. (AGI, 1972)

Structure means anything assembled or constructed on the ground, or attached to anything with a foundation on the ground. (City Code Section 17.04.410)

Subsidence - A local mass movement that involves principally the gradual downward settling or sinking of the solid Earth's surface with little or no horizontal motion and that does not occur along a free surface (not the result of a landslide or failure of a slope.) (AGI, 1972)

Suburban Residential is a land-use category for not more than one dwelling per acre, where City water and sewer services are not available.

Taxa refers to any species or subspecies of a bird, mammal, fish, amphibian, reptile, invertebrate, or plant.

Tectonic - Of or pertaining to the forces involved in, or the resulting structures or features of the upper part of the Earth's crust. (Mod. from AGI, 1972)

Threatened species are any species likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range as identified by the U.S. Fish and Wildlife Service or the California Department of Fish and Game.

Top of bank - See "Physical top of bank".

Tourist Commercial is a land-use category for businesses which primarily serve visitors and the travelling public, such as motels, gas stations, and restaurants.

Transfer of Development Credit is a program that allows a landowner (located in the City, the greenbelt, or Outer Planning Area) to transfer a property's development potential to another property located within the City, the greenbelt, or Outer Planning Area where development is encouraged. Such a program transfers development from a site where development is discouraged (sender site) to a site where development is encouraged (receiver site).

Transportation noise source means traffic on public roadways, rail line operations, and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of land uses affected by transportation noise sources.

Tsunami - A gravitational sea wave produced by any large-scale, short-duration disturbance of the ocean floor, principally by a shallow submarine earthquake, but also by submarine earth movement, subsidence, or volcanic eruption, characterized by great speed of propagation (up to 950 km/hr.), long wavelength (up to 200 dm.), long period (5 min. to a few hours, generally 10-60 min.), and low observable amplitude on the open sea, although it may pile up to great heights (30 m. or more) and cause considerable damage on entering shallow water along an exposed coast, often thousands of kilometers from the source. (AGI, 1972)

Unconsolidated material - A sediment that is loosely arranged or unstratified or whose particles are not cemented together, occurring either at the surface or at depth. (AGI, 1972)

Unique Farmland is one of the Important Farmland Map categories of the State Farmland Mapping and Monitoring Program. "Unique Farmland" is land that does not meet the criteria for "Prime Farmland" or "Farmland of Statewide Importance", that is currently used for the production of specific high economic value crops (as listed in the last three years of California Agriculture produced by the California Department of Food and Agriculture). It has the special combination of soil quality, location, growing season and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Unique Resources is a City classification which includes plant or animal species (1) listed by the U.S. Fish and Wildlife Service as FC2 [see Tables 1 and 2], (2) listed by the California Department of Fish and Game as SR or CSC [see Tables 1 or 2], (3) listed by CNPS as List 3 or List 4 [see Tables 1 or 2], or (4) habitat area required to support the species listed in 1 through 3.

Urban Reserve Line (URL) includes land reserved for the urban expansion of San Luis Obispo where the City will have jurisdictional control.

Urban use is a relatively intensive use of land which normally requires City water and sewer service; urban uses are nearly all the types of development accommodated in the following categories of this element: low-, medium-, medium-high, and high-density residential; neighborhood, tourist, and general-retail commercial; offices; services and manufacturing; business parks, and most public buildings.

Vernal pools are low swales, or depressions (typically 12 to 18 inches in depth), in terraces where water ponds for one to three months during the cool season and dries up during the early part of the warm season.

Glossary

View corridor means the narrow space through which a scenic resource is viewed. For example, the view a person has from a portion of their property to Bishop Peak would be considered a view corridor.

Viewshed means the view of scenic resources from public viewing areas (such as parks, scenic highways, Mission Plaza). A viewshed incorporates more viewing area than a view corridor.

Village Reserve Line is the boundary for a San Luis Obispo County land use designation of Village Reserve. The Village Reserve area is an unincorporated area in which urban level development may occur where consistent with the land use plans of San Luis Obispo County.

Warehouse store is a large retail or wholesale store which sells items primarily in bulk quantities or containers, and which has minimal range of brands and minimal display space that is separate from storage areas.

Water table - The surface between the zone of saturation and the zone of aeration; that surface of a body unconfined ground water at which the pressure is equal to that of the atmosphere. (AGI, 1972)

Wetland buffer is an area provided around a wetland to protect the resource from adjacent development. A buffer should: (1) be located between proposed or existing wetland areas and proposed, existing, or potential development; (2) be a sufficient width and size to protect the species most sensitive to development disturbances and to compensate for project impacts; (3) be designed to complement the habitat value associated with the adjacent wetland and to protect the wetland resource; and (d) not be credited as wetland acreage.

Wetlands means an area where one or more of the following attributes exist:

- A) At least periodically, in years of normal rainfall, the plants supported by the land are predominantly hydrophytes (thrive only in water or saturated soil).
- B) The substrate is predominantly undrained hydric soil as defined by the United States Soil Conservation Service.
- C) The substrate is non-soil and is at least periodically saturated with water or covered by shallow water at some time during the growing season of each year in years of normal rainfall.

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